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THE EASTGATE SENIOR RESIDENCES

STATEMENT IN SUPPORT OF APPLICATION FOR A PLANNED UNIT DEVELOPMENT AND ZONING MAP AMENDMENT

District of Columbia Housing Authority; A&R Development Corporation; The Henson Development Company, Applicant

December 17, 2004

ZONING COMMISSION
CASE NO. 04-37
EXHIBIT NO. 5

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I. INTRODUCTION

This document is an application to the District of Columbia Zoning Commission for approval of a consolidated planned unit development ("PUD") for an approximately 54,538 square foot property constituting Lots 22, 23, 24 and 25 in Square 5409 (pending processing of application for consolidation of lots into Lot 26, Square 5409) in Southeast Washington, D.C. This application also requests a zoning map amendment for the site from R-5-A to R-5-B. The site is currently vacant, generally triangular in shape and is located between Anacostia Road, SE, Ridge Road, SE and B Street, SE.

The proposed use for the site is an affordable housing development for occupancy by seniors. The Applicant plans to build a three-story apartment house with a basement level/courtyard terrace, to be used as a state-of-the-art senior housing development that will help meet the District's pressing senior housing needs. This location is within Ward 7 and Advisory Neighborhood Commission ("ANC") 7A.

A. The Applicant

The Applicant is the District of Columbia Housing Authority ("DCHA"), in partnership with two private sector developers experienced in developing affordable housing. The DCHA is dedicated to enhancing the quality of life in the District of Columbia by providing and effectively managing affordable housing which is diverse and well maintained. The DCHA seeks to achieve the highest and best use of that housing for people of low and moderate income through the promotion of economic development, self-sufficiency opportunities and the facilitation of other supportive services.

In January of 2004, DCHA successfully applied for a $20 million HOPE VI grant for the "New Eastgate Revitalization", a development in Southeast Washington, D.C., which applies to the senior building site in this application and a larger PUD site several blocks distant. In the application, DCHA proposed the construction of several new housing developments with federal and private funds, including the 100-unit senior building contemplated in this application. The DCHA has seized upon the opportunity afforded through HOPE VI funding to transform many of its troubled developments into thriving communities, the successes of which have sparked the revitalization of surrounding neighborhoods through further public and private investment. The proven successes of innovative strategies put forth by DCHA have fostered partnerships with a wide range of individuals and organizations that are invested in the future of District neighborhoods. The DCHA has partnered with two for profit companies for development of the Eastgate Senior Residences, A& R Development Corporation and The Henson Development Company.

Founded in 1977, A&R Development Corporation ("A&R") specializes in urban design and development of residential housing with substantial experience building affordable neighborhoods using the federal HOPE VI program. The firm's extensive portfolio includes all levels of rental and homeownership units, elderly housing, garden and high-rise facilities, townhouses and student living facilities. Since its inception, A&R has completed more than 4,300 housing units and over 400,000 square feet of retail and commercial development valued at over $750 million. The firm is 100 percent minority owned, and its principal, Mr. Theo Rodgers, is well respected in Baltimore and Washington, D.C. political and financial circles.

A & R recently completed work on Wheeler Creek Estates, a 314-unit mixed-income housing development in the Washington Highlands neighborhood and funded by a $54 million HOPE VI grant. Heritage Crossing is a recently completed Baltimore Hope VI project consisting of 260 townhouses, a community center, and a daycare center. Currently the firm is working on Capitol Gateway, a $155 million, 762-unit HOPE VI development in Southeast Washington, D.C. The Capitol Gateway development includes a 151-unit senior building to be completed by early 2005, a proposed community center, roughly 225 units of rental and for-sale low-rise housing, over 400 units of rental and for-sale high-rise housing, and a proposed commercial center. A& R also assisted DCHA in obtaining the HOPE VI grant for the New Eastgate Revitalization.

The Henson Development Company ("THC") is the other private sector partner in the project. Like A&R, THC is 100% minority owned and both developers strive to achieve the highest participation by minorities and women in their projects. THC is a highly experienced real estate development and program management firm whose expertise extends to all aspects of public housing authority operations, including HOPE VI and mixed-finance development. The company's principal, Daniel P. Henson, III, has served as both Executive Director of the Housing Authority and Housing Commissioner for Baltimore City. During his tenure in those positions, HUD awarded Baltimore a total of $172 million in HOPE VI funds, the most awarded to any city. These grants were leveraged to obtain approximately $600 million for the redevelopment of Baltimore's public housing. THC specializes in utilizing public housing authorities' existing physical facilities and properties to achieve maximum benefit for the authorities and their customers.

B. Background of the Site

The site is located in the Marshall Heights neighborhood on the southeast side of the District of Columbia. Marshall Heights is a proud neighborhood with immutable assets, such as access to public transport, proximity to downtown, strong community values and a longstanding stronghold of affordable housing in the District. The site of the proposed senior housing development was formerly part of the Stoddert Terrace multi-family public housing complex, which was built in 1960. However, the site has been vacant since the former housing complex was cleared by DCHA in 1998.

C. Site Description

The proposed PUD site is located between Anacostia Road, SE to the north, Ridge Road, SE to the west and B Street, SE to the south and east. The property is also known as Lots 22, 23, 24 and 25 in Square 5409 (pending processing of application for consolidation of lots into Lot 26, Square 5409). The property is triangular in shape with a limited amount of natural vegetation. The proposed building will be situated generally in the eastern portion of the lot with parking and open space occupying the western-most side. Roughly one-third (1/3) of an acre at the intersection of Anacostia Road, SE and B Street, SE will remain open space.

In general, the site is a dirt and grass field with a few trees. Some views exist to surrounding sites, and the extent and impact of the views are largely dependent on the season. There are no existing improvements on the site. The site is generally level and has a gradual slope from a high point at the intersection of B Street, SE and Anacostia Road, SE to a low point, approximately fifteen feet (15') lower, at the intersection of

Anacostia Road, SE and Ridge Road, SE. There are no major drainage issues on the existing site.

D. The Surrounding Neighborhood

The surrounding land use context in this section of the Marshall Heights neighborhood is predominantly residential. The residential development across Anacostia Road, SE is composed of single-family brick and siding homes. Across B Street, SE there are two-story detached homes that are accessible from an alleyway. Across Ridge Road, SE and part of B Street, SE there exists a mixture of two and three story brick garden apartments that are public housing facilities owned and operated by DCHA. The above-cited residential areas are zoned R-5-A, a designation that allows the various types of residential development that currently exist. The proposed new development will use B Street, SE as its main entrance, and the parking lot can be accessed both from Anacostia Road, SE and B Street, SE.

E. Flexibility Under PUD

1. Existing and Proposed Zoning

The PUD site is currently zoned R-5-A. *See* D.C. CODE ANN. § 105(5)(A) (West 2004). R-5-A allows residential development, including apartments, up to a maximum density of 0.9 FAR, and forty feet (40')/three (3) stories in height. With a PUD, the maximum height under R-5-A may be 60 feet and the maximum density 1.0 FAR. The Applicant requests R-5-B (Residential – Moderate Density) zoning in conjunction with this PUD. As of right, the R-5-B zoning allows a density of up to 1.8 FAR, and a building height of up to fifty feet (50'). With a PUD, R-5-B zoning allows a building height of up to sixty feet (60') and a density of 3.0 FAR.

The Applicant requests this zoning change to allow for the construction of a taller and denser senior housing development than allowed under R-5-A zoning. The proposed development is needed to address the growing affordable housing shortage in the District of Columbia. Ward 7 has experienced a ten percent (10%) growth in its elderly population as a percentage of the total population, and residents have identified affordable elderly housing as a priority for the District government. *See*, District of Columbia Consolidated Plan, FY 2004 Annual Plan, pp. 67 and 87. Low-income seniors who currently live in DCHA developments near the proposed development site are often over-housed[1], creating a long wait-list for affordable housing units. A recent DCHA survey found that sixty five (65) bedrooms in the area would be made available when over-housed seniors move to the new development. These bedrooms are identified by property name and address in Table 1.

DEVELOPMENT NAME	ADDRESS	# OF UNUSED BEDROOMS
FORT DUPONT DWELLINGS	100 RIDGE RD SE	2
FORT DUPONT DWELLINGS	106 RIDGE RD SE	1
FORT DUPONT DWELLINGS	108 RIDGE RD SE	1
FORT DUPONT DWELLINGS	118 RIDGE RD SE	1
FORT DUPONT DWELLINGS	16 RIDGE RD SE	1
FORT DUPONT DWELLINGS	18 RIDGE RD SE	2
FORT DUPONT DWELLINGS	22 RIDGE RD SE	1
FORT DUPONT DWELLINGS	24 ANACOSTIA RD SE	1
FORT DUPONT DWELLINGS	26 RIDGE RD SE	1
FORT DUPONT DWELLINGS	320 RIDGE RD SE	1
FORT DUPONT DWELLINGS	322 RIDGE RD SE	2
FORT DUPONT DWELLINGS	8 ANACOSTIA RD SE	2
FORT DUPONT ADDITION	349 RIDGE RD SE	2
STODDERT TERRACE	101 RIDGE RD SE	3

[1] DCHA defines an over-housed unit as a one (1) person household in a unit with two (2) or more bedrooms.

STODDERT TERRACE	111 RIDGE RD SE	3
STODDERT TERRACE	131 RIDGE RD SE	3
STODDERT TERRACE	135 RIDGE RD SE	3
STODDERT TERRACE	151 RIDGE RD SE	3
STODDERT TERRACE	225 37TH ST SE	2
STODDERT TERRACE	228 37TH PL SE	4
STODDERT TERRACE	229 37TH PL SE	3
STODDERT TERRACE	230 37TH PL SE	2
STODDERT TERRACE	240 37TH ST SE	1
STODDERT TERRACE	241 37TH ST SE	3
STODDERT TERRACE	259 37TH ST SE	3
STODDERT TERRACE	273 37TH PL SE	2
STODDERT TERRACE	275 37TH ST SE	3
STODDERT TERRACE	277 37TH ST SE	3
STODDERT TERRACE	279 37TH ST SE	3
STODDERT TERRACE	3657 B ST SE	3
	TOTAL	**65**

Table 1 – Over-housed Area Seniors by Unused Bedrooms

The proposed PUD development will simultaneously provide new senior housing while creating new affordable housing opportunities for low-income families elsewhere in the neighborhood.

2. Loading Berth

Pursuant to Section 2405.5 of the PUD regulations, the Applicant is requesting approval of a thirty three foot (33') deep loading berth. The regulations require that apartment houses over fifty (50) units include fifty five foot (55') deep loading berths. (§2201.1 and §2204). The loading berth for this development will be used mostly during initial occupancy and only periodically afterwards. The size of moving vans that will utilize the berth are not large enough to justify the allocation of space required under the regulations and the additional space can instead be landscaped to further minimize the impact of the loading area.

The Applicant has elected to pursue the requested zoning approvals through the planned unit development approach, which provides beneficial site planning and design flexibility, while allowing the Zoning Commission, the Office of Planning and community interests to review the plans and affect the actual development that is built.

II. THE PROJECT

A. General Description

The Applicant intends to construct a new senior housing facility on the subject property, to be known as the "Eastgate Senior Residences". This new 100-unit senior housing development will consist of a three-story building with a basement that will help address the demonstrated need for affordable housing for an underserved population of local area seniors. The development will be a secure building with controlled access that provides housing and supportive services to low-income elderly residents who are capable of independent living. The building's amenities shall include a wellness center, fitness facility, multi-purpose room, game room, grandparents' room, laundry facilities, a library/computer room, an activity room, a resident service room, a police office and a conference room. The array of amenities makes the building a self-contained living community. The remainder of the lot will contain a parking lot with an ample amount of green space devoted to a pocket park and a private courtyard between the two building wings. The Applicant chose the building orientation to minimize visual impact after exploring numerous options. The landscaped courtyard breaks up the building mass by orienting the smaller ends of the building towards Anacostia Road, SE. This orientation was specifically chosen to complement the single family detached dwellings across the

street. The development design maximizes the amount of green space and is well under the building coverage allowed for property zoned R-5-B.

B. Proposed Site Plan and Massing

1. Functional Design/Site Organization

The Eastgate Senior Residences are designed first and foremost to serve the needs of the senior citizen clientele, affording them access to first-rate housing accommodations and numerous amenities. These factors, in turn, significantly affect the organization of the site.

The existing roadways of Anacostia Road, SE and B Street, SE will provide vehicular access to the site. The site plan provides a setback and visual buffer from the face of the curb to the new building of about twenty five feet (25'). There is an approximately thirty five foot (35') buffer along Ridge Road, SE that has a one hundred twenty foot (120') right of way. All of the public rights-of-way surrounding the property contain a six foot (6') sidewalk and a six foot (6') planting strip. The site plan contemplates using the planting strip and proposed street trees as barriers to minimize conflict with traffic and surrounding properties.

The parking area is located on the corner of Anacostia Road, SE and B Street, SE to maximize green space, and the associated landscaping will diminish the impact of the surface parking and provide a buffer for the residential units. The parking lot is also oriented so that it is perpendicular to the nearby residential homes, minimizing the visual impact even further. A six foot (6') brick screen wall with wooden doors will be used to screen the service and loading areas. This service area will contain an emergency generator, trash containers, electrical transformers, and other mechanical equipment for

the building. Landscaping will also be used to soften the impact of the screen wall and provide an additional buffer surrounding the service area.

The building is oriented to maximize privacy for residents and to minimize the visual impact for neighboring properties. The landscaped courtyard will be enclosed with six foot (6') decorative wrought-iron style fencing, similar to that used at the apartment building across Ridge Road, SE. Exterior walkways are provided adjacent to the building to encourage pedestrian activity and allow residents and neighbors to interact. In addition, the ample green space provided at the intersection of B Street, SE and Anacostia Road, SE allows for the creation of a pocket park.

2. Landscaping

The landscaping plan provides for adequate open space and a pedestrian friendly environment. The landscaping will include brick pavers and stamped asphalt for selected areas, such as the sitting areas, to create attractive spaces for residents to use for rest and relaxation. The landscaping plan proposes a mix of architectural (building façade) and pedestrian-scale lighting that is mounted at lower heights to optimize its utility for pedestrians. One of the significant features of the site plan is its recognition of the therapeutic value of the landscaping for senior residents. The inner courtyard contains numerous shrubs and ornamentals that provide seasonal color as well as fragrances, inviting residents to use the site for walking and exercise.

3. Building Organization and Massing

Organization and massing for this building type are driven by the need to maximize the amount of senior housing and to meet the needs of the building's residents. The building was organized to maximize the number of units and meet the great demand

for senior housing in this area while providing numerous facilities to make life easier for residents. All engineering and building support functions will be located on the basement level, with non-residential rooms distributed through the basement level, first and third floors. The building massing is compatible with the apartment building across Ridge Road, SE. As mentioned previously in this application, the ends of the U-shaped building were designed to face Anacostia Road, SE, with the intent to create a scale and general appearance compatible with the single-family homes across the street.

4. Functional Description of the Eastgate Senior Residences (Interior)

The Eastgate Senior Residences are intended to be a first-class elderly residential facility. The building's primary purpose is to provide quality residential accommodations for the area's underserved, low-income elderly population. The delivery of high-quality recreational and social activities is an important element of the program as well.

The new building includes 100 one-bedroom, one-bathroom units, with an average size of approximately 630 square feet. Units are distributed as shown in Table 2.

UNIT LOCATION	NUMBER OF UNITS	GROSS AREA (SQ. FT.)	NET AREA (SQ. FT.)
TERRACE	16	17,899	10,252
FIRST FLOOR	23	22,881	14,562
SECOND FLOOR	30	22,514	18,873
THIRD FLOOR	31	23,130	19,524
TOTAL	100	86,424	63,211

Table 2 – Unit Location and Area

As previously mentioned, numerous non-residential rooms are provided as residential support facilities. Those rooms have the following locations, functions and square footage:

ROOM LOCATION	ROOM FUNCTION	NET AREA (SQ. FT.)
TERRACE	MULTI-PURPOSE ROOM	1,298
TERRACE	GAME ROOM	578
TERRACE	EXERCISE ROOM	347
TERRACE	WELLNESS CENTER	230
FIRST FLOOR	LIBRARY/COMPUTER ROOM	468
FIRST FLOOR	ACTIVITY ROOM	342
FIRST FLOOR	GRANDPARENTS' ROOM	347
FIRST FLOOR	RESIDENT SERVICES ROOM	248
FIRST FLOOR	CONFERENCE ROOM	422
FIRST FLOOR	POLICE OFFICE	76
THIRD FLOOR	HOSPITALITY SUITE	567
	TOTAL	4,923

Table 3 – Non-Residential Room Location, Function and Area

C. Vehicular and Pedestrian Circulation

A primary pedestrian entry and vehicular drop off point is located off of B Street, SE. In addition, there is a twenty two foot (22') two-way drive aisle located off of B Street, SE and off of Anacostia Road, SE for access to the service/loading area. The parking lot contains nineteen (19) spaces including two (2) handicapped spaces, one (1) of which is van accessible. A ramp and unloading area for the handicapped is provided directly perpendicular to a universally accessible entrance. The courtyard will also be handicap accessible from the street and may be controlled by electronic key card for security purposes.

Parking is provided on grade and all of the parking will be provided on-site. The parking lot complies with the applicable regulations requiring one (1) parking space for every six (6) residential units. Painted stripes shall demarcate parking spots, garbage loading/unloading and provide for dedicated parking closer to the building entrances for

handicapped residents and visitors. The parking lot provides ample parking for residents and a controllable space for garbage pick-up and pedestrian/vehicular access.

D. Tabulation of Development Data

Development Data	Permitted Totals (R-5-B or PUD as applicable)	Development Totals
Total PUD Site Area	Minimum – 43,560 s.f.	54,438 s.f.
Proposed Use	N/A	Senior Living (Multifamily Residential)
Gross Floor Area (g.f.a.)	N/A	86,424 g.f.a.
Floor Area Ratio (FAR)	1.80 FAR	1.59 FAR
Building Height	Maximum (PUD) – 60 feet	47' 9"
Lot Occupancy	Maximum (R-5-B) – 60%	42%
Side Yard	None, but 3"/foot of height if provided'	None provided on east side and more than 11' 9" on west side (varies).
Rear Yard	4"/foot of vertical distance from the centerline of the street to the highest point of the roof	18.33', measured from centerline of abutting 50' street
Parking	18 spaces (1 space per 6 dwelling units)	19 spaces*
Loading &Service Requirements	100-200 sq. ft. Loading Dock 1-Loading Space 1-Loading Berth (55 ft. deep)	12'x 16.67' 10'x 20' 12' wide x 33' deep**
Water Demand	None	48,000 gallons/day
Sanitary Sewer Demand	None	48,000 gallons/day

*Two handicap spaces are provided, one of which is van accessible

**See discussion in Section I.E.2 of this application.

III. PUBLIC BENEFITS OF THE PROPOSED PUD

Section 2403 (Evaluation Standards) of the PUD regulations states that the Zoning Commission must find that the proposed PUD is "not inconsistent" with the Comprehensive Plan and other adopted public policies for the subject site (§2403.4). The proposed development must include public benefits and project amenities as set forth in §2403.9. In addition the proposed project's impacts on the surrounding area and on public facilities and services shall be commensurate with the public benefits of the PUD or capable of mitigation (§2403.3). These factors are discussed below.

A. Public Plans and Policies

This new low-income senior residential building will represent a great benefit to the underserved, low-income senior population in Ward 7 of the District of Columbia. The HOPE VI initiative, of which this building is a part, is a major DCHA and federal government policy initiative that will help alleviate and overcome problems of overcrowding and inadequate housing that has afflicted many cities including the District of Columbia. The provision of affordable housing to this constituency is a major public benefit.

The new Eastgate Senior Residences are functionally designed to meet the special needs of low-income seniors and to provide an excellent living space for residents, caregivers and visitors. The physical and social environment will be conducive to an elderly resident population and will provide for a quiet but active lifestyle for this population within in the community. The DCHA is committed to achieving a superior level of housing and service provision to low-income seniors that is consistent with the

DCHA's mission and the goals of the HOPE VI program and application. The funding has been secured to make this high-priority project a reality.

In addition, the construction of the Eastgate Senior Residences will allow seniors in nearby family units to move to more appropriately scaled housing units and release larger family public housing units with long wait lists. The grandparents' room and other amenities described in this application will allow for ample space for grandparents with day-time child care duties.

1. HOPE VI Services and Amenities

The fact that this site is included in the New Eastgate HOPE VI development will allow residents to access additional social services and local residents will be eligible for enhanced job creation and training activities.

Tenants of the Eastgate Senior Residences will be members of the Eastgate Residents Association Community Development Corporation ("ERA CDC") which is a Section 501(c)3 nonprofit that will manage and oversee the community and supportive services for residents of the HOPE VI developments. Through its case managers, ERA CDC will interview residents to determine their individual needs and assist them in obtaining job training, homeownership opportunities and skills training. In addition, residents will have health and emergency services provided by an array of social service partners. The Eastgate Senior Residences tenants will also be targeted with on-site healthcare management in the wellness room provided. Nurses will be able to conduct medical exams, develop treatment/case management plans and conduct follow-up visits as required. Health management services will address hypertension, diabetes, respiratory illness, and depression and other emotional or mental illness.

The HOPE VI plan also targets Eastgate Senior Residences tenants for life-enrichment services promoting independent living for the senior and disabled adult population. The program will focus on transportation and daily living activities and will offer the services of the Kenning Institute, an affiliate of Duke University's Center for the Study of Aging and Human Development.

The community will benefit from other neighborhood amenities provided as a result of the HOPE VI grant, including the addition of a Community Arts Center to provide creative and artistic programs for neighborhood residents.

2. Comprehensive Plan: Compliance with Major Themes

The proposed new senior housing exemplifies many of the 10 Major Themes set forth in the Comprehensive Plan in § 101.1[2], including:

a. "Stabilizing and improving the District's neighborhoods;"

b. "Respecting and improving the physical character of the District;"and

c. "Providing for diversity and overall social responsibilities."

3. Comprehensive Plan: Low- and Moderate-Income Housing Element

One of the objectives listed in the Comprehensive Plan is "[t]o provide for the housing needs of low- and moderate-income residents". §303.1(a). This project helps meet that objective and embodies the following policies designated in the Comprehensive Plan:

[2] Citations are from the codified version of the Comprehensive Plan in 10 DCMR (1999).

a. "Continue to rehabilitate and improve the District's public housing stock to meet current housing standards . . ." §303.2(e);

b. "Develop and encourage the use of the most energy efficient systems and methods for insulating, heating, and cooling multi-unit low- and moderate- income rental housing" §303.2(i); and

c. Continue the city's comprehensive effort to address the number and percentage of vacancies within the District's public housing inventory" §303.2(k).

4. Comprehensive Plan: Housing for the Elderly Element

The Comprehensive Plan includes a specific elderly housing objective, "to provide for the housing needs of elderly households and to reduce the overall cost of housing among elderly households". §304.1. This project furthers that objective by implementing the following Comprehensive Plan policies:

a. It directly furthers the policy of establishing ". . . as a matter of major governmental priority the production of housing for elderly households" §304.2(a);

b. The project continues ". . . comprehensive efforts to modernize and upgrade District-owned housing for the elderly projects" §304.2(b); and

c. The project assists in the continued "improve[ment of] the District's publicly owned housing for the elderly units. §304.2(d).

In addition, the Comprehensive Plan states that "[z]oning and health regulations should be designed to promote an increase in supply, security, and affordability of housing for the elderly." §300.6.

5. Comprehensive Plan: Land Use Element

The Comprehensive Plan Land Use element requires that the city's "[l]and use policies must ensure that all neighborhoods have . . . sufficient housing opportunities to accommodate a range of needs." § 1100.2. The Generalized Land Use Map of the Land Use Element designates the PUD site for "Moderate Density Residential" use and development. The Office of Planning has consistently considered the R-5-B District to be "not inconsistent" with the Moderate Density Residential designation. In this case, the proposed density of 1.59 FAR is also within the moderate range. The proposed height of forty seven feet nine inches (47' 9") is less than the allowed sixty feet (60') of height for a PUD in either the existing R-5-A or requested R-5-B zones.

6. Comprehensive Plan: Ward 7 Element

This project is true to the focus of the Ward 7 plan, which requires that the city "[p]rovide for the housing needs of the elderly and to reduce their overall housing costs" § 1808.1(g). The Ward plan's recommended actions require that city's focus on the Kenilworth/Parkside area include identifying ". . . ways to encourage housing for the elderly and handicapped through various local and federal programs and activities". §1809.1(e)(3)(A). The Ward 7 plan further states that a major focus of the city should be the provision of "a wider range of housing opportunities for the elderly", and concludes that "emphasis should be given to low cost affordable housing for the elderly in Ward 7" §1809.1(g)(1). The recommended actions arising from those policies include:

a. "Expand housing opportunities for the elderly by using existing and new programs and activities, including Community Development Block Grants, zoning and other processes";

b. Increase the number of housing units for the elderly in Ward 7; and

c. Expand outreach programs for senior citizens to inform them of vacancies in public housing facilities that have been specially designed for the elderly. §1809.1(g)(2)(A)-(C).

This project is a direct response to the issues identified by Ward 7 residents as being worthy of action.

B. PUBLIC BENEFITS AND PROJECT AMENITIES

The Zoning Commission, pursuant to the PUD regulations at §2403.5, must evaluate the specific public benefits and project amenities of the proposed PUD. Public benefits are defined as "superior features of a proposed planned unit development that benefit the surrounding neighborhood or the public in general to a significantly greater degree than would likely result from development of the site under matter-of-right provisions." A project amenity is defined as one type of public benefit, "specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience or comfort of the project for occupants and immediate neighbors." Section 2403.9 lists nine potential public benefits and amenities in Paragraphs (a) through (i), plus an "open-ended" category in (j). The PUD's public benefits and amenities include the following:

1. "Urban Design, Architecture, Landscaping, Creation or Preservation of Open Spaces" (2403.9(a)); "Site Planning, Efficient and Economical Land Utilization" (2403.9(b))

The proposed development will assist in the provision of senior housing on a lot that will retain significant amounts of open space. The development proposed in this PUD contains attractive urban design features and new landscaping. The project ensures

that open space will be maintained and upgraded to create a more pleasant and interactive environment for residents and guests.

Given the difficulty of housing senior residents in family-oriented public housing, the new senior building is expected to consolidate those units, thus freeing up additional family-units elsewhere in the city. Given the long waiting list for family public housing accommodations, this consolidation will have ripple effect benefits by providing the highest and best use for multiple residential housing sites run by DCHA. In addition, the vacant site of the new senior building contains no historic buildings or artifacts to be removed or adversely affected.

1. "Social Services and Facilities" (2403.9(g))

The importance of a modern, first-class senior housing development for the District of Columbia was discussed previously.

2. "Uses of special value to the neighborhood or the District of Columbia as a whole." (2403.9(i))

The provision of low-income senior housing has been difficult to achieve in the District of Columbia. It is an important element of the Ward 7 plan and for the neighborhoods surrounding the development site to ensure that local residents have access to such a facility. The development of an unutilized vacant space is important to the well being of the neighborhood.

At the citywide level, the new senior housing development is clearly a use of special value to the District of Columbia as a whole, for reasons cited elsewhere in this application.

3. "Environmental Benefits, such as storm water runoff controls and preservation of open space or trees" (2403.9(h))

Given the slope of the site, the development plans carefully address storm water runoff, slope stability, open spaces and related matters. The new building is sited so as to prevent adverse impact on the stormwater drainage in the area and to create additional tree cover while preserving much of the green space that currently exists. In addition, the proposed development attempts to maximize the number of green building features as defined by the LEED standards of the U.S. Green Building Council. LEED-related benefits incorporated into this development plan include the restoration of a degraded portion of the lot for the establishment of a pocket park, reduction of heat island effect from the parking lot through shading and material use, minimization of light pollution and a number of other features.

The proposed stormwater management concept includes two underground filtration vaults that will aid in the filtration of runoff from both the parking lot and the building roof, thereby reducing the amount of pollutants that enter into the watershed. The site also has over fifty percent (50%) pervious soils, and the amount of impervious surface has been kept to a minimum to allow for natural stormwater infiltration.

C. POTENTIAL FOR ADVERSE EFFECTS ON SURROUNDING AREA AND CITY SERVICES

Because this development has been fast-tracked by DCHA and is currently funded, the temporary adverse impacts related to site preparation and construction should be for a minimal period of time. The Applicant will undertake measures to ensure that the noise and dust levels generated by the development do not pose an undue burden on neighboring properties.

The scale of the building and its operation has been carefully considered to ensure that there will be no disruption of traffic or unsettled expectations for local residents. In addition, the completed development will take advantage of local public transportation by residents and visitors. Bus lines running along adjacent streets will improve the percentage of senior housing residents commuting by public transit and reduce automobile dependence. The Applicant's environmental report details the existing and projected vehicular flows and indicates that no adverse traffic or parking conditions will result from completion and occupancy of the proposed apartment house for seniors. In general, low-income seniors have a low ratio of automobile ownership, so that trip generation from the site will be relatively low. The positive impacts on public facilities have been discussed throughout this application.

IV. COMMUNITY PARTICIPATION

The DCHA is in regular communication with the organized community associations, ANC 7A and individuals in the surrounding neighborhoods. The Applicant has had preliminary discussions with ANC 7A and other community groups regarding the plans for the new development. Additional meetings for presentations and coordination are scheduled, with ample time for full community input.

V. CONCLUSION

For the reasons set forth in this statement, the Applicant submits that the proposed PUD plan meets the standards of Chapter 24 of the Zoning Regulations. It is consistent with the purpose and intent of the Zoning Regulations and Map; will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia; is not

inconsistent with the Comprehensive Plan; satisfies the requirements for approval of a consolidated PUD; provides significant public benefits; and advances important goals and policies of the District of Columbia. Accordingly, the Applicant respectfully requests that the Zoning Commission schedule a public hearing to consider adopting the PUD.

Respectfully Submitted,
ARNOLD & PORTER



Damon Smith

Enclosures

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EASTGATE
SENIOR RESIDENCES
WASHINGTON, DC
12/17/04
PUD SUBMISSION



LIST OF DRAWINGS

SHEET DESCRIPTION	SHEET NUMBER	DATE
TITLE SHEET	TS	12/17/04
CIVIL		
GENERAL NOTES, SITE TABULATIONS, AND LEGEND	C-01	12/17/04
CONTEXTUAL ILLUSTRATIVE EXHIBIT AERIAL OVERLAY	C-02	12/17/04
CONTEXTUAL CROSS SECTIONS	C-03	12/17/04
NEIGHBORHOOD IMAGE BOARD	C-04	12/17/04
PRELIMINARY SUBDIVISION PLAT	C-05	12/17/04
EXISTING CONDITIONS PLAN	C-06	12/17/04
SITE ILLUSTRATIVE PLAN	C-07	12/17/04
UTILITY PLAN	C-08	12/17/04
GRADING PLAN	C-09	12/17/04
DRAINAGE AND STORMWATER MANAGEMENT CONCEPT PLAN	C-10	12/17/04
CIRCULATION PLAN	C-11	12/17/04
OPEN SPACE PLAN	C-12	12/17/04
EROSION AND SEDIMENT CONTROL PLANS	C-13	12/17/04
LANDSCAPE		
LANDSCAPE CONTEXT PLAN	LA-1	12/17/04
LANDSCAPE AREA PLANS	LA-2	12/17/04
MISCELLANEOUS SITE	LA-3	12/17/04
MASONRY WALL AND FENCING DETAILS	LA-4	12/17/04
LANDSCAPE PLANTING DETAILS	LA-5	12/17/04
PLANT MATERIAL DETAILS	LA-6	12/17/04
PLANT MATERIAL SCHEDULES AND NOTES	LA-7	12/17/04
ARCHITECTURAL		
TERRACE FLOOR PLAN	A-1.1	12/17/04
TERRACE LEVEL IMAGES	A-1.1a	12/17/04
FIRST FLOOR PLAN	A-1.2	12/17/04
FIRST FLOOR IMAGES	A-1.2a	12/17/04
SECOND FLOOR PLAN	A-1.3	12/17/04
THIRD FLOOR PLAN	A-1.4	12/17/04
ROOF PLAN	A-1.5	12/17/04
UNIT PLANS	A-1.6	12/17/04
UNIT PLANS	A-1.7	12/17/04
BUILDING ELEVATIONS	A-2.1	12/17/04
BUILDING ELEVATIONS	A-2.2	12/17/04
BUILDING SECTIONS	A-4.1	12/17/04

AREA CALCULATIONS

UNIT TYPE	1 BED / 1 BATH			1 BED / 1 BATH			1 BED / 1 BATH			1 BED / 1 BATH			1 BED / 1 BATH			1 BED / 1 BATH			1 BED / 1 BATH			1 BED / 1 BATH			1 BED / 1 BATH			1 BED / 1 BATH			TOTALS 12/17/2004		
UNIT	A			B			C			D			E			F			G			H			J			K					
AREA	610			713.5			567			757			625			589			625			674			685			567					
	QTY.	AREA	BEDS	QTY.	AREA	BEDS	QTY.	AREA	BEDS	QTY.	AREA	BEDS	QTY.	AREA	BEDS	QTY.	AREA	BEDS	QTY.	AREA	BEDS	QTY.	AREA	BEDS	QTY.	AREA	BEDS	QTY.	AREA	BEDS
TERRACE	0	0	0	0	0	0	0	0	0	1	757	1	11	6,875	11	0	0	0	2	1,250	2	0	0	0	2	1,370	2	0	0	0	16	10,252	16
FIRST FLOOR	0	0	0	1	714	1	0	0	0	0	0	0	18	11,250	18	0	0	0	2	1,250	2	2	1,348	2	0	0	0	0	0	0	23	14,562	23
SECOND FLOOR	0	0	0	2	1,427	2	0	0	0	0	0	0	21	11,875	19	1	589	1	2	1,250	2	2	1,348	2	0	0	0	2	1,134	2	30	18,873	30
THIRD FLOOR	2	1,234	2	2	1,427	2	1	667	1	0	0	0	19	11,875	19	1	589	1	2	1,250	2	2	1,348	2	0	0	0	2	1,134	2	31	19,524	31
TOTAL	2	1,234	2	5	3,568	5	1	667	1	1	757	1	69	43,125	69	2	1,178	2	8	5,000	8	6	4,044	6	2	1,370	2	4	2,268	4	100	63,211	100
UNIT PERCENTAGE	2	UNITS @	2%	5	UNITS @	5%	1	UNITS @	1%	1	UNITS @	1%	69	UNITS @	69%	2	UNITS @	2%	8	UNITS @	8%	6	UNITS @	6%	2	UNITS @	2%	4	UNITS @	4%	100 UNITS @ 100%		

BUILDING AREA	12/10/2004	
	GROSS AREA	NET AREA
TERRACE	17,899	10,252
FIRST FLOOR	22,881	14,562
SECOND FLOOR	22,514	18,873
THIRD FLOOR	23,130	19,524
TOTAL	86,424	63,211
BUILDING EFF.	73%	

PUBLIC SPACE AREAS		12/17/2004
FLOOR LOCATION	ROOM FUNCTION	AREA (SQ. FT.)
TERRACE	MULTI-PURPOSE ROOM	1,298
TERRACE	GAME ROOM	578
TERRACE	EXERCISE ROOM	347
TERRACE	WELLNESS CENTER	230
TERRACE	GRANDPARENTS ROOM	347
FIRST FLOOR	LIBRARY/ COMPUTER ROOM	468
FIRST FLOOR	RESIDENT SERVICES ROOM	248
FIRST FLOOR	ACTIVITY ROOM	342
FIRST FLOOR	CONFERENCE ROOM	422
FIRST FLOOR	POLICE OFFICE	78
FIRST FLOOR	HOSPITALITY SUITE	567
	TOTAL	4,823

DESIGN TEAM

A+R / THC, LLC II	OWNER	514 10TH STREET N.W, SUITE #600 WASHINGTON, DC 20004	202-347-2257
GRIMM + PARKER ARCHITECTS	ARCHITECT	11785 BELTSVILLE DRIVE, SUITE 1400 CALVERTON, MD 20705	301-595-1000
BOWMAN CONSULTING	CIVIL ENGINEER	2121 EISENHOWER AVENUE, SUITE 302 ALEXANDRIA, VA 22314	703-548-2188
BHARGAVA INTERNATIONAL	MECHANICAL + ELECTRICAL ENGINEER	8289 MAIN STREET, #204 ELLICOTT CITY, MD 21043	410-461-6320
RON WOLFMAN	STRUCTURAL ENGINEER	8720 GEORGIA AVENUE, #908 SILVER SPRING, MD 20901	301-587-0260
ARNOLD AND PORTER	ZONING ATTORNEY	555 12TH STREET N.W. WASHINGTON, DC 20004	202-942-6416
THE EDGECOMBE GROUP, INC	LANDSCAPE ARCHITECTS	3415 HAMILTON ST, SUITE #6 (P.O. BOX 5067) HYATTSVILLE, MD 20782	301-864-0042

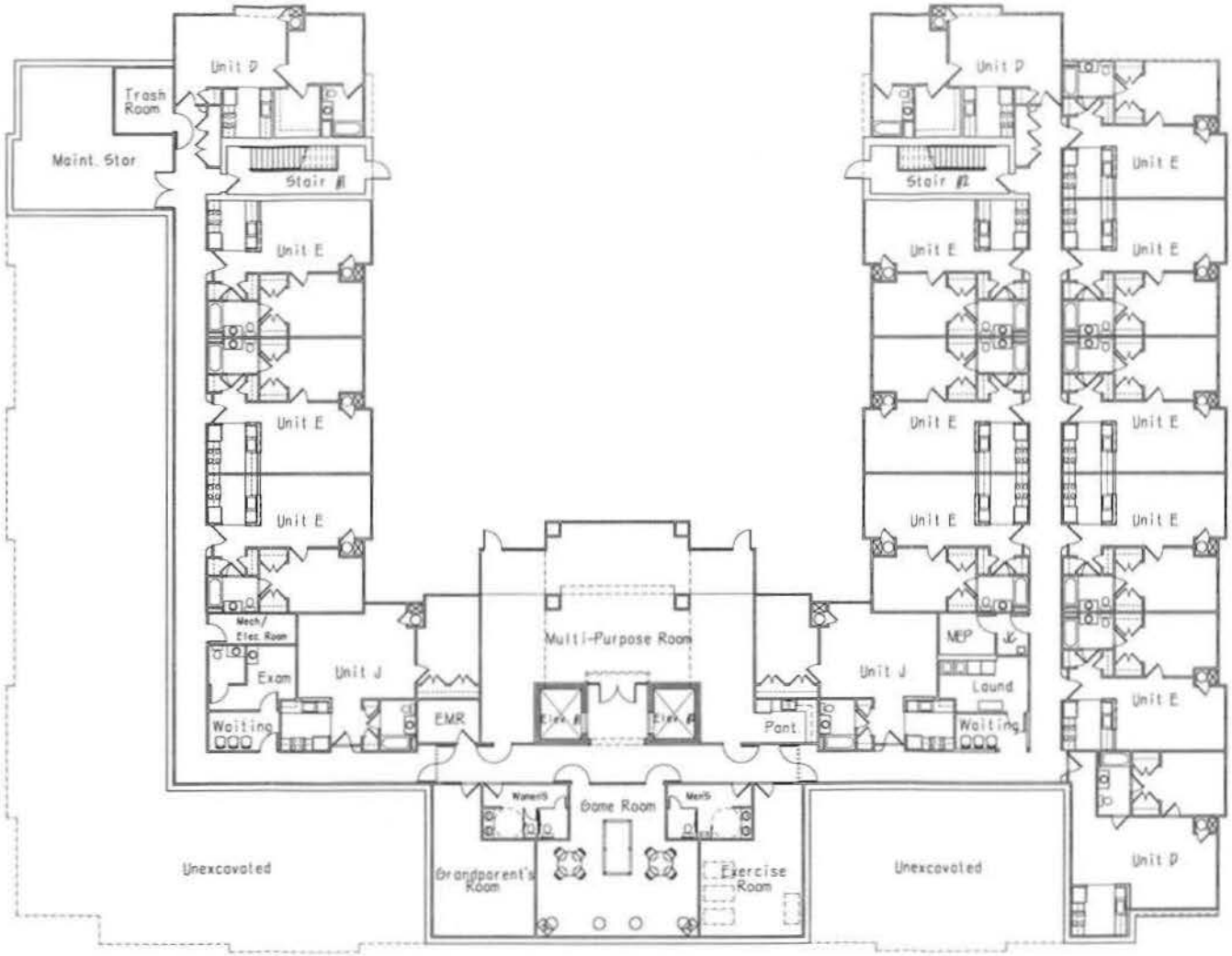
GRIMM + PARKER ARCHITECTS
11785 Beltsville Drive
Suite 1400
Calverton, MD 20705
Tel 301-595-1000
Fax 301-595-0089

TITLE SHEET
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE	DESCRIPTION
12/17/04	PUD SUBMISSION

TS

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GRIMM+ PARKER ARCHITECTS

TERRACE FLOOR PLAN
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

A-1.1



Multi-Purpose Room



Courtyard



Unit Living Area



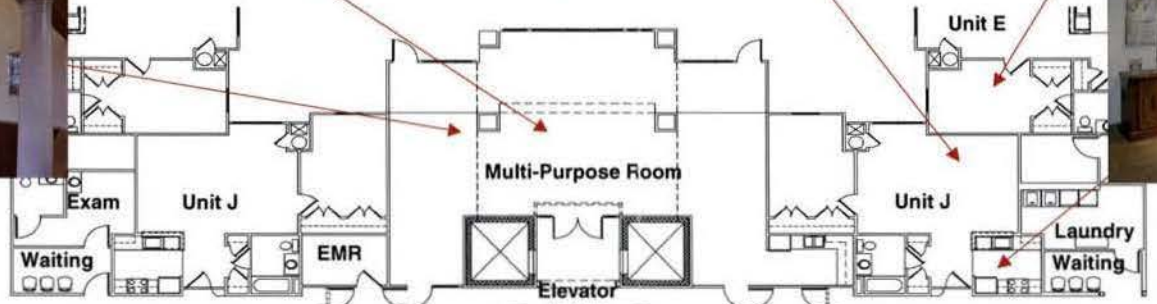
Unit Bedroom



Multi-Purpose Room



Unit Dining & Kitchen





Game Room



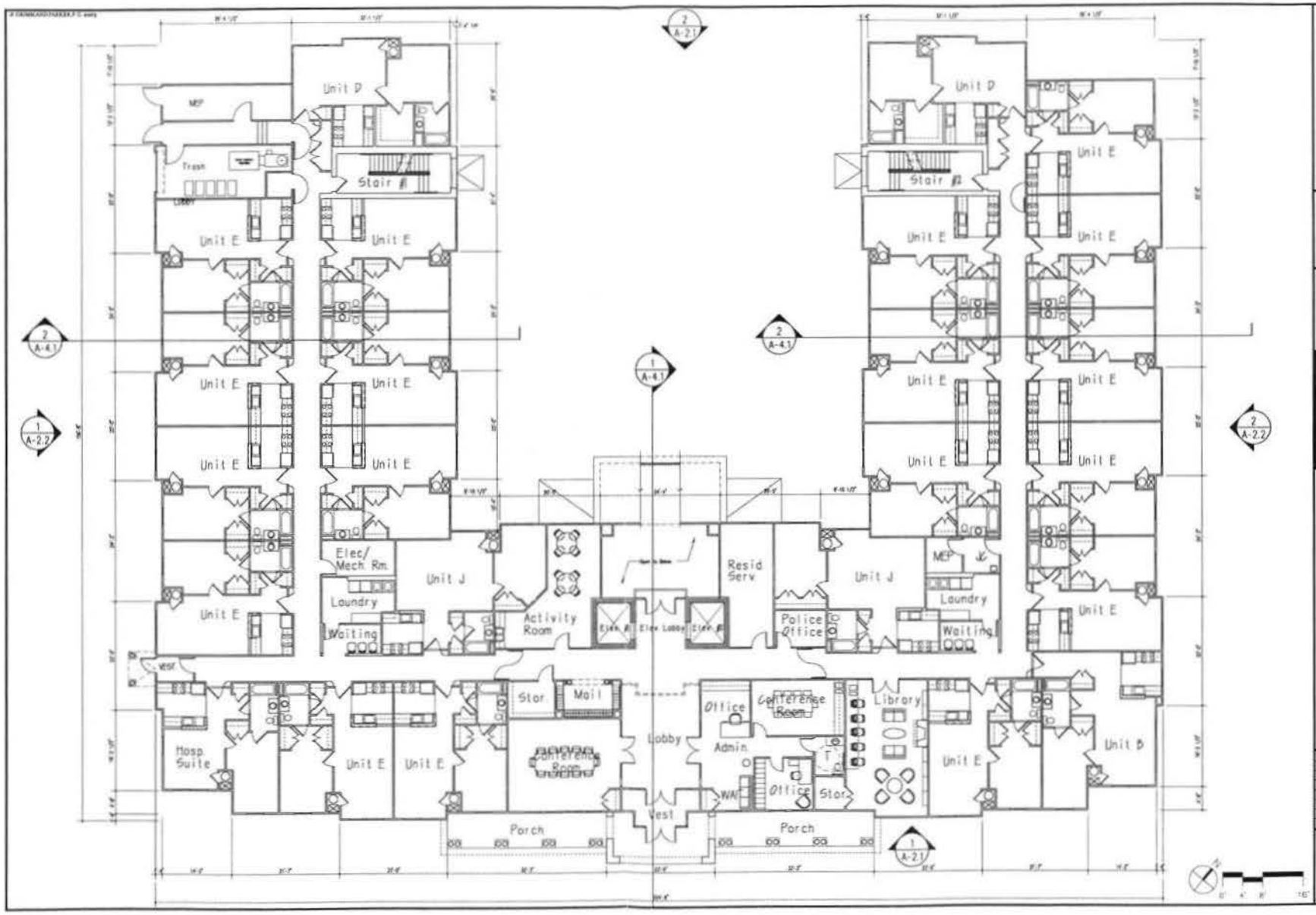
Exercise Room

10715 Rhonella Drive
Suite 1200
Clarksville, MD 21029
Tel 301-596-2000
Fax 301-596-2009

TERRACE LEVEL IMAGES
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE	DESCRIPTION
10/1/04	PRE SUBMISSION

1.1A



GRIMM+PARKER ARCHITECTS

FIRST FLOOR PLAN
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE | DESCRIPTION

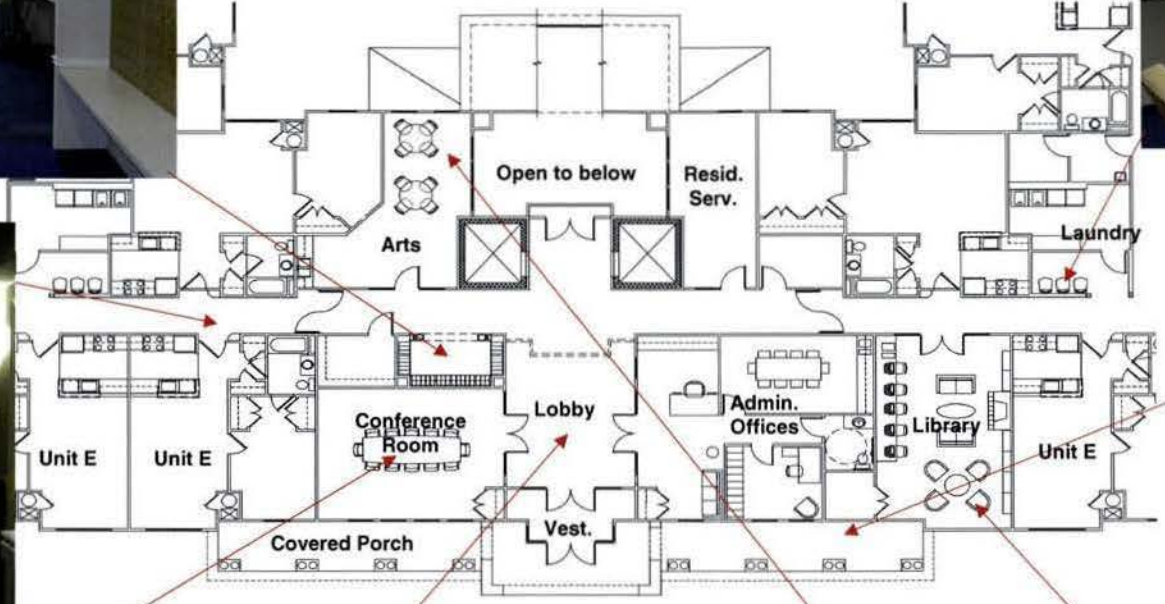
A-12



Mail Room



Waiting Area





Corridor



Covered Porch



Conference Room



Lobby



Arts & Crafts



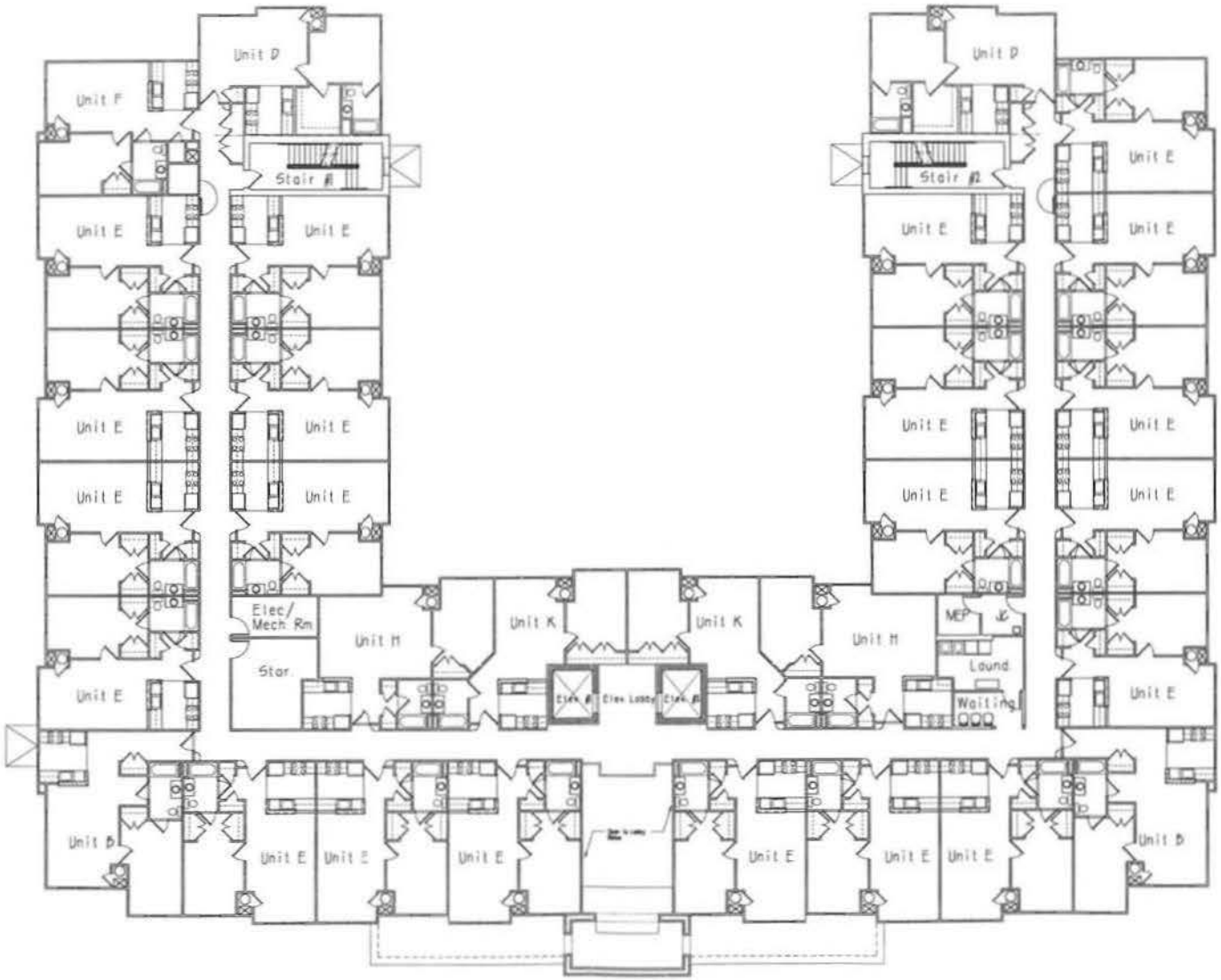
Library

GRIMM PARKER

FIRST FLOOR IMAGES
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE	DESCRIPTION
12/1/11	PRE SUBMISSION

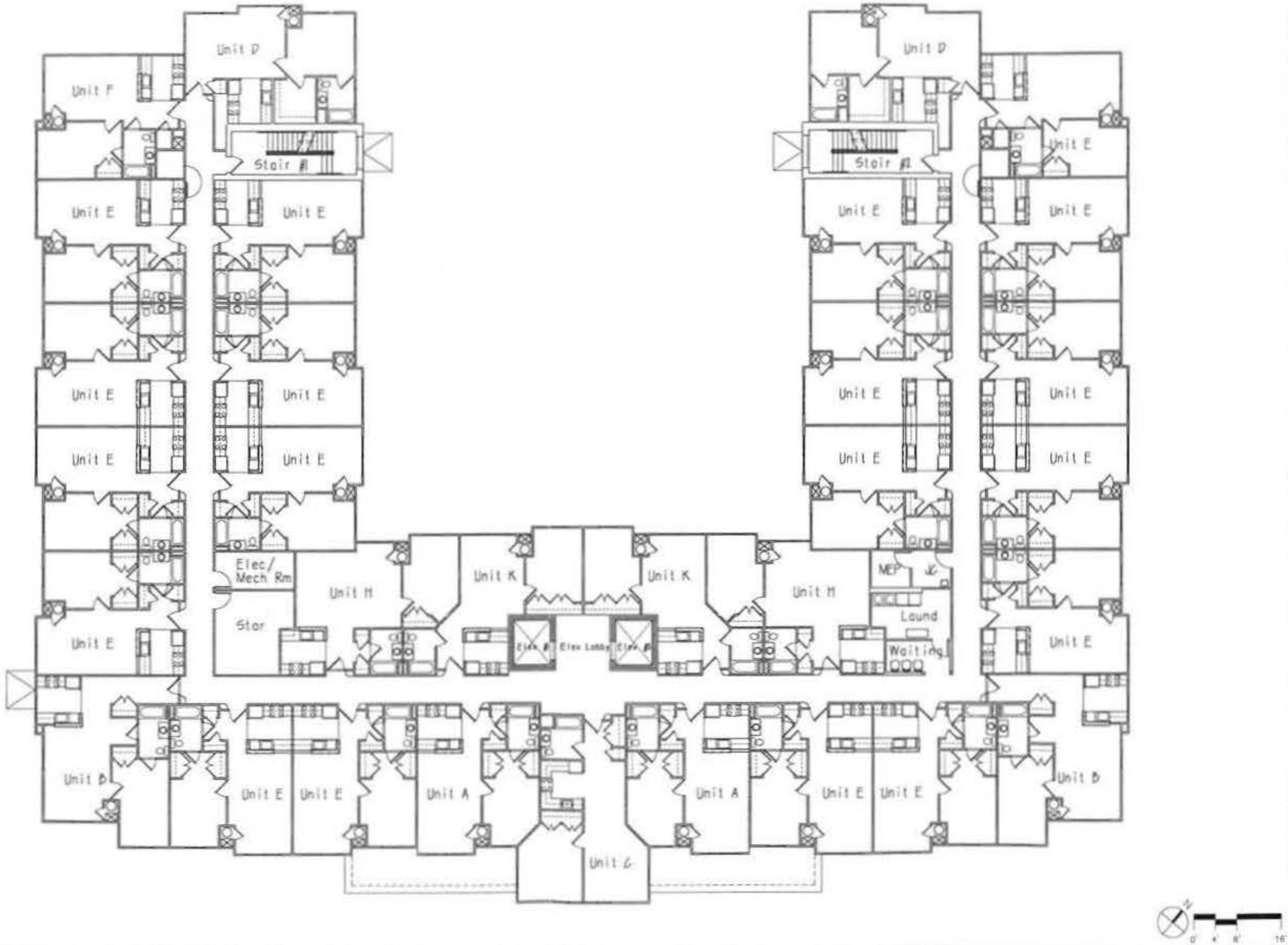
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GRIMM + PARKER ARCHITECTS

SECOND FLOOR PLAN
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

A-1.3

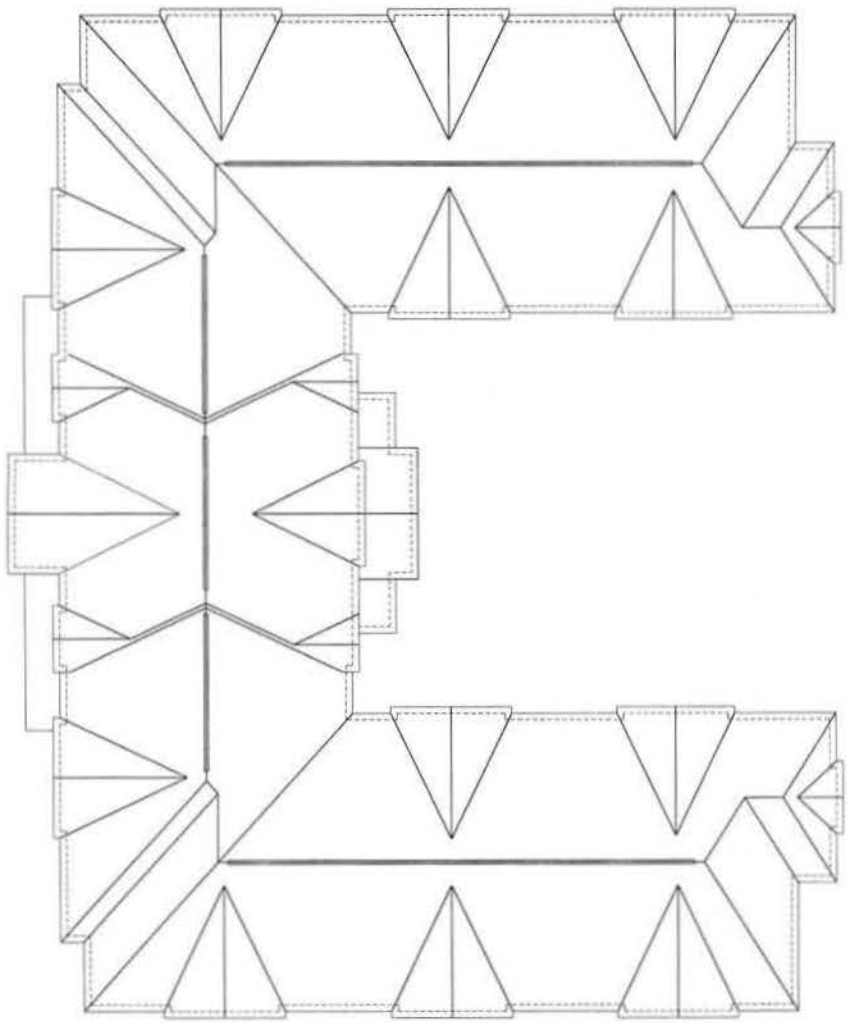


GRIMM + PARKER
ARCHITECTS

THIRD FLOOR PLAN
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE	DESCRIPTION

A-1.4



A-1.5

ROOF PLAN
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

GRIMM + PARKER
ARCHITECTS
11785 Beltsville Drive
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Calverton, MD 20705
Tel 301.595.1000
Fax 301.595.0089

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UNIT A — 1
NET: 617 S.F.



UNIT B — 2
NET: 713.5 S.F.



UNIT C — 3
NET: 867 S.F.



UNIT D — 4
NET: 757 S.F.



UNIT E — 5
NET: 625 S.F.

0' 2' 4' 8'

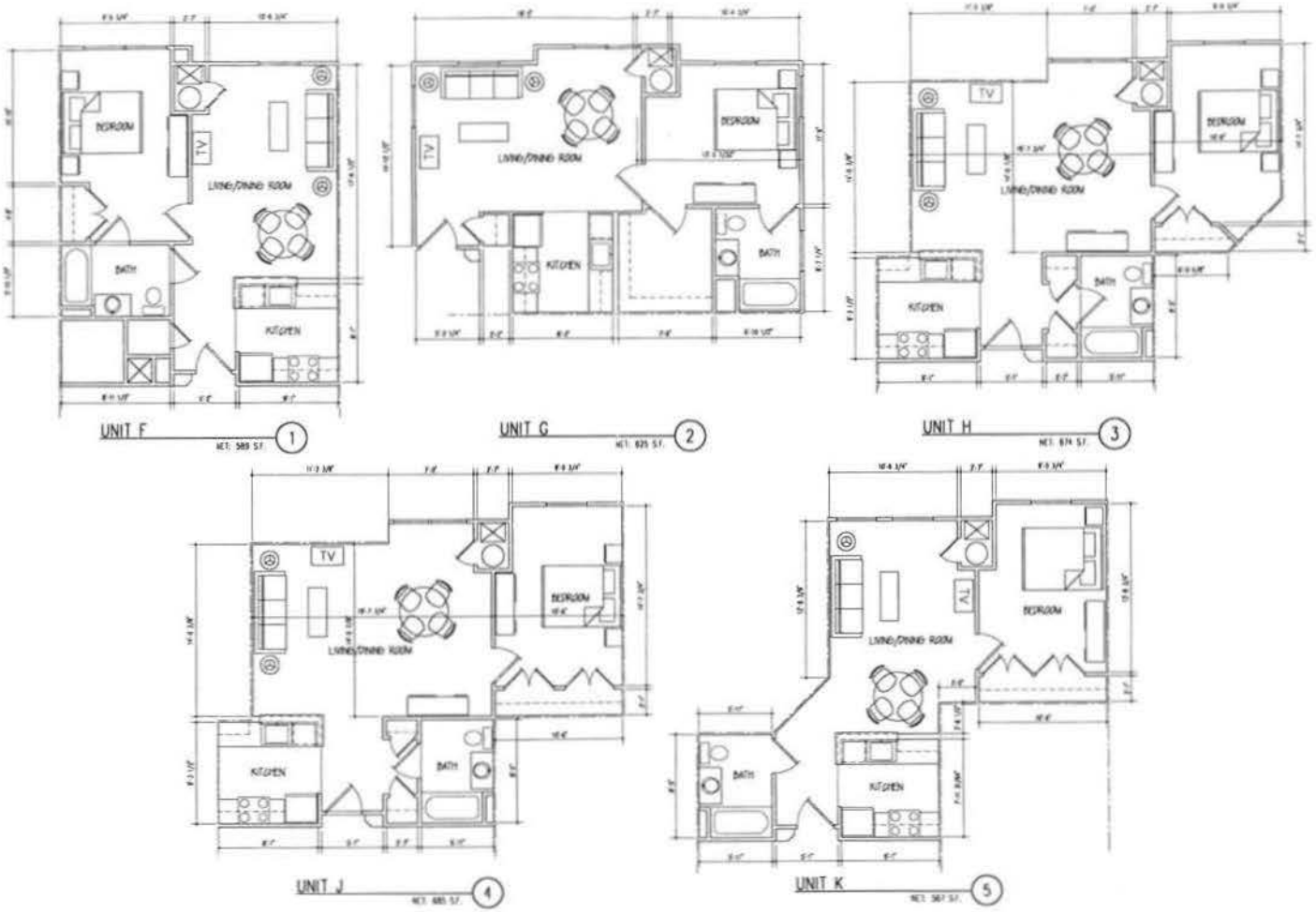
GRIMM + PARKER ARCHITECTS
11785 Beltsville Drive
Suite 1400
Calverton, MD 20705
Tel 301.595.1000
Fax 301.595.0089

UNIT PLANS
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE	DESCRIPTION
12/13/06	PUD SUBMISSION

A-1.6

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UNIT PLANS
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE	DESCRIPTION
12/12/14	PZC SUBMISSION

A-1.7

0' 2' 4' 8'



SOUTH ELEVATION
1/8"=1'

1



NORTH ELEVATION
1/8"=1'

2

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Suite 1400
Calverton, MD 20705
Tel 301.595.1000
Fax 301.595.0089

ELEVATIONS
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE	DESCRIPTION
12/17/04	PUD SUBMISSION

A-21

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WEST ELEVATION
1/8"=1'
1



EAST ELEVATION
1/8"=1'
2

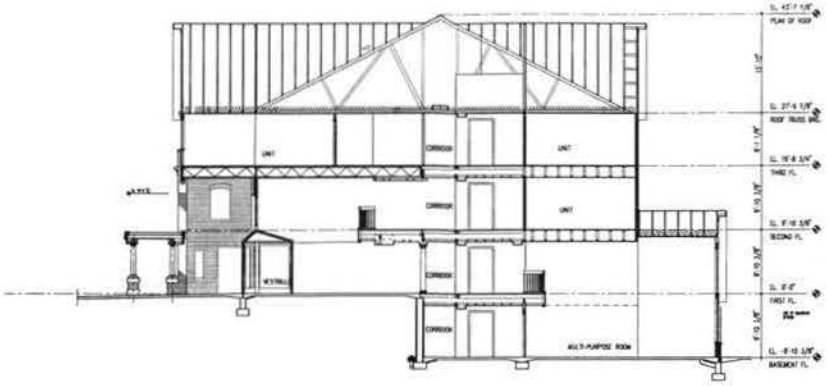
GRIMM + PARKER
ARCHITECTS

ELEVATIONS
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

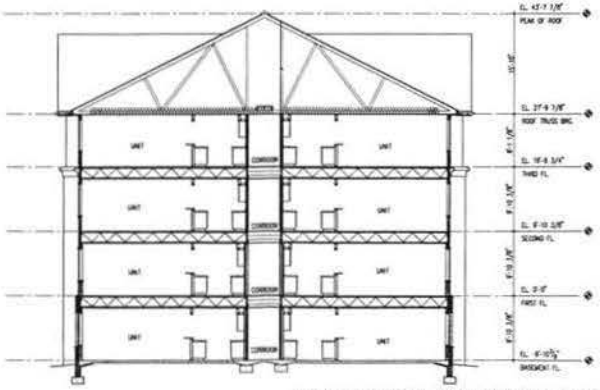
DATE	DESCRIPTION

A-22

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BUILDING SECTION THROUGH THE ENTRANCE (1)



BUILDING SECTION THRU EAST WING (2)

0' 4' 8' 16'

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BUILDING SECTIONS
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE	DESCRIPTION
12/17/08	PUB SUBMISSION

A-4.1

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LEGEND



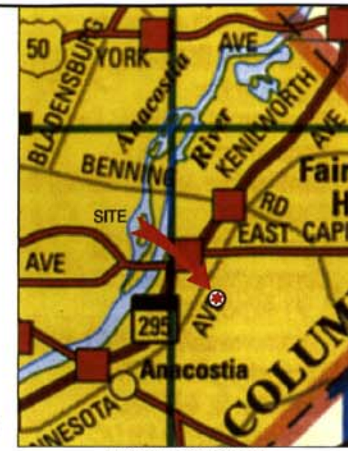
ABBREVIATIONS

A	AREA OF ARC
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSP OFFICIALS
AC	ACRE
ADJ	ADJACENT
AGGR	AGGREGATE
AHD	AHEAD
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	BREADTH
BC	BACK OF CURB
BF	BASEMENT FLOOR
BLDG	BUILDING
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)
BOV	BLOW OFF VALVE
BRG	BEARING
BRL	BUILDING RESTRICTION LINE
BVCE	BEGINNING VERTICAL CURVE ELEVATION
BVCS	BEGINNING VERTICAL CURVE STATION
BW	BOTTOM OF WALL
C.e	CENTER CORRECTION ON VERTICAL CURVE
C	RUNOFF COEFFICIENT
C&G	CABLE TELEVISION
CATV	CURB AND GUTTER
CB	CATCH BASIN
CBR	CALIFORNIA BEARING RATIO
CC	CENTER TO CENTER
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CG(R)	CURB AND GUTTER (REVERSE SLOPE)
CH	CHORD
CHBRG	CHORD BEARING
CIP	CAST IRON PIPE
CL	CENTERLINE OR CLASS
℄	CENTERLINE
C/L	CENTERLINE
CLR	CLEAR
CM	CUBIC METERS
CMP	CORRUGATED METAL PIPE
CMS	CUBIC METERS PER SECOND
CN	RUNOFF CURVE NUMBER
CONT	CONTINUOUS
CO	CLEAN OUT
CONC	CONCRETE
CS	CURB STOP
CT	COURT
CTR	CENTERLINE
CY	CUBIC YARD
D	DEPTH
DA	DRAINAGE AREA
DB	DEED BOOK
DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DI	DROP INLET
DIST	DISTANCE
DL	DOMESTIC LINE
DM	DROP MANHOLE
DOM	DOMESTIC
DR	DRIVE
DRN	DRAINAGE AREA
DS	DOWN SPOUT
DU	DWELLING UNITS
DWG	DRAWING
D/W	DRIVEWAY
Δ	DELTA
E	RATE OF SUPER ELEVATION
EA	EACH
EBL	EAST BOUND LANE
EC	EROSION CONTROL
EG	EDGE OF GUTTER
EGL	ENERGY GRADIENT LINE
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATION
ENGR	ENGINEER
ENT	ENTRANCE
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
ES	END SECTION
ESMT	EASEMENT
ETBD	EXISTING TO BE DEMOLISHED
ETR	EXISTING TO REMAIN
ETRL	EXISTING TO BE RELOCATED
ETRP	EXISTING TO BE REPLACED
EVCE	ENDING VERTICAL CURVE ELEVATION
EVCS	ENDING VERTICAL CURVE STATION
EW	END WALL
EX	EXISTING
EQC	ENVIRONMENTAL QUALITY CORRIDOR
F	FIRE LINE
FAR	FLOOR AREA RATIO
FC	FACE OF CURB
FCPA	FAIRFAX COUNTY PARK AUTHORITY
FCWA	FAIRFAX COUNTY WATER AUTHORITY
FD	FLOOR DRAIN
FF	FIRST FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FND	FOUNDATION
FOY	FOYER
FP	FLOOD PLAIN
FPS	FEET PER SECOND
FS	FIRE SERVICE OR FACTOR OF SAFETY
FT	FOOT / FEET
G	GAS
GAR	GARAGE
GFA	GROSS FLOOR AREA
GR	GUARD RAIL OR GRATE INLET
H	HEAD
HC	HANDICAP
HB	HORIZONTAL BEND
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
HR	HAND RAIL
HT	HEIGHT
HW	HEADWATER
I	RAINFALL INTENSITY
ID	INSIDE DIAMETER OR IDENTIFICATION
IE	INVERT ELEVATION
IN	INCH
INV	INVERT
IP	IRON PIPE
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
JB	JUNCTION BOX
JNT	JOINT
K	SIGHT DISTANCE COEFFICIENT
Ke	CULVERT ENTRANCE LOSS COEFFICIENT
L	LENGTH
LAT	LATERAL
LCG	LIMITS OF CLEARING & GRADING
LF	LINEAR FEET
LL	LOWER LEVEL
LOS	LINE OF SIGHT
LP	LOW POINT
LS	LOADING SPACE
LT	LEFT
M	MONUMENT FOUND
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MI	MILE
MIN	MINIMUM
MISC	MISCELLANEOUS
MPH	MILES PER HOUR
MS	MEDIAN STRIP
MSL	MEAN SEA LEVEL
NA OR N/A	NOT APPLICABLE
NBL	NORTH BOUND LANE
N/F	NOW OR FORMERLY
NFA	NET FLOOR AREA
NO. OR #	NUMBER
OC	ON CENTER
OBJ	OBJECT
OD	OUTSIDE DIAMETER
OH	OVERHANG
O/H	OVERHEAD
OHC	OVERHEAD CABLE
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
P	PERIMETER
P&P	PLAN AND PROFILE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCTC	POINT OF CURVATURE TOP OF CURB
PCEP	POINT OF CURVE EDGE OF PAVEMENT
PFM	PUBLIC FACILITIES MANUAL
PG	PAGE
PGL	POINT OF GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
ℙ	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PRELIM	PRELIMINARY
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVRC	POINT OF VERTICAL REVERSE CURVE
PVT	POINT OF VERTICAL TANGENT
Q (cfs)	AMOUNT OF RUNOFF (FLOW RATE)
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD OR ROOF DRAIN
REINF	REINFORCED
REQD	REQUIRED
RET	RETAINING
REV	REVISION
RGP	ROUGH GRADING PLAN
RMA	RESOURCE MANAGEMENT AREA
ROM	REMOTE OUTSIDE MONITOR
RPA	RESOURCE PROTECTION AREA
RR	RAILROAD
RT	RIGHT
RTE	ROUTE
R/W	RIGHT OF WAY
S	SPEED OR SLOPE
SAN	SANITARY
SBL	SOUTH BOUND LANE
SCH	SCHEDULE
SD	SIGHT DISTANCE
SEC	SECTION
SECT	SECTION
SEW	SEWER
SF	SQUARE FEET
SH	SHOULDER
SP	SPACE OR SITE PLAN
SPEC	SPECIFICATIONS
STA	STATION
STD	STANDARD
STK	STACK
STM	STORM
STR	STRUCTURE
SVC	SERVICE
S/W	SIDEWALK
SWM	STORM WATER MANAGEMENT
Sx	CROSS SLOPE
SY	SQUARE YARD
T	TANGENT
TB	TOP OF BANK OR TEST BORING
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TEL	TELEPHONE
TEMP	TEMPORARY
TH	TEST HOLE
TP	TEST PIT OR TREE PROTECTION
TRANSP	TRANSPORTATION
TW	TOP OF WALL OR TAILWATER
TYP	TYPICAL
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
UGC	UNDERGROUND CABLE
UL	UPPER LEVEL
UP	UTILITY POLE
USGS	US GEOLOGICAL SURVEY
V OR VOL	VOLUME
V OR VEL	VELOCITY
VA	VIRGINIA
VAN	HANDICAPPED VAN PARKING SPACE
VB	VERTICAL BEND
VC	VERTICAL CURVE
VDOT	VA DEPT OF TRANSPORTATION
VF	VERTICAL FOOT
W	WEIGHT OR WIDTH
WBL	WEST BOUND LANE
WL	WATER LINE
WM	WATER METER
W/M OR WM	WATER MAIN
WQIA	WATER QUALITY IMPACT ASSESMENT
WV	WATER VALVE
XF	TRANSFORMER
YI	YARD INLET
YR	YEAR
Z	SIDE SLOPES

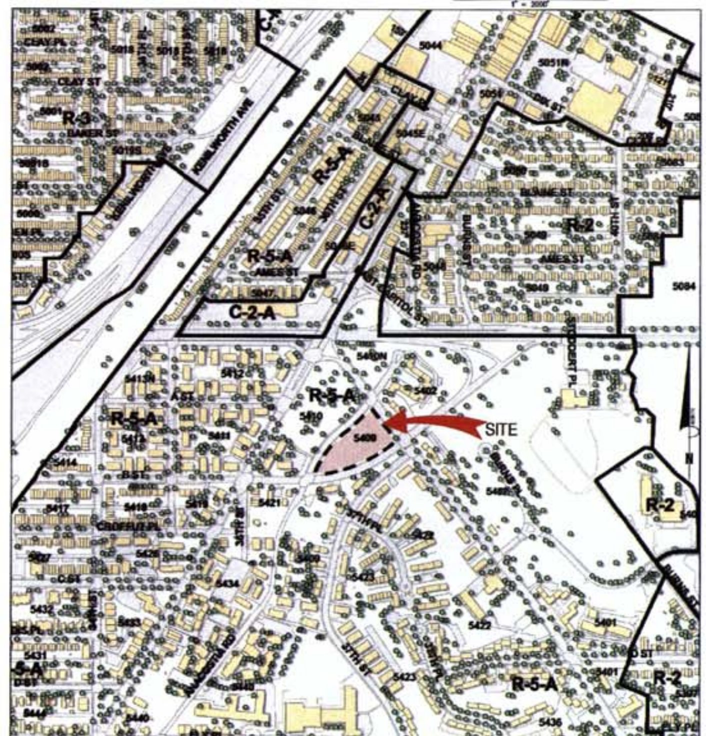
NOTES:
1. THIS IS A STANDARD SHEET, THEREFORE SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.

ZONING TABULATION

1. TOTAL SITE AREA: 54,438 S.F. (1.25 AC.)
   REQUIRED MINIMUM LOT SIZE FOR R-5-B, PUD : 43,560 S.F. (1.0 AC.)
2. EXISTING ZONING:
   AREA CURRENTLY ZONED– R-5-A
3. PROPOSED REZONING: R-5-B, PUD
3. LOT OCCUPANCY:
   PROPOSED LOT OCCUPANCY: 42%
   MAXIMUM PERMITTED (R-5-B, PUD): 60%
4. GROSS FLOOR AREA RATIO (F.A.R.):
   PERMITTED – (R-5-B, PUD): 1.80 F.A.R.
   GROSS FLOOR AREA (G.F.A.): 86,424 S.F.
   TOTAL SITE AREA: 54,438 S.F.
   PROPOSED: 1.59 F.A.R. (86,424 S.F./54,438 S.F.)
5. BUILDING HEIGHT:
   PROPOSED BUILDING HEIGHT = 47'-9"
   MAXIMUM PERMITTED BUILDING HEIGHT (R-5-B, PUD) = 60'-0"
6. OPEN SPACE:
   PROPOSED OPEN SPACE PROVIDED: 22,313 SQ. FT.
   PERCENTAGE OF OPEN SPACE PROVIDED PER P.U.D. PARCEL: 41%
   REQUIRED PERCENTAGE OF OPEN SPACE PROVIDED PER PUD. PARCEL: 40%
7. PROJECTED DENSITY:
   100 DWELLING UNITS PROPOSED
   OVERALL UNIT DENSITY PROPOSED: 80 DWELLING UNITS PER ACRE
8. OFF STREET PARKING:
   PROVIDED: 19 SPACES**
   REQUIRED: (ONE SPACE PER 6 DWELLING UNITS) 17 SPACES
   **TWO HANDICAP SPACES ARE PROVIDED, ONE OF WHICH IS VAN ACCESSIBLE. ONLY ONE HANDICAP SPACE TECHNICALLY REQUIRED.
9. LOADING SPACES REQUIREMENTS:
   ONE 200 SQ. FT. LOADING DOCK A MINIMUM OF 12' WIDE PROVIDED
   ONE 12' X 33' LOADING BERTH PROVIDED
   ONE 12' X 20' LOADING SPACE PROVIDED
10. YARD SETBACKS:
   MINIMUM REAR YARD SETBACK REQUIRED/PROVIDED = N/A
   MINIMUM SIDE YARD SETBACK REQUIRED/PROVIDED = N/A
   MINIMUM FRONT YARD SETBACK REQUIRED/PROVIDED = NONE
   *TECHNICALLY THIS BUILDING HAS THREE STREET FRONTAGES AND THE REAR AND SIDE YARD SETBACKS ARE NOT APPLICABLE.



REGIONAL LOCATION MAP
1" = 2000'



VICINITY AND ZONING MAP
1" = 300'

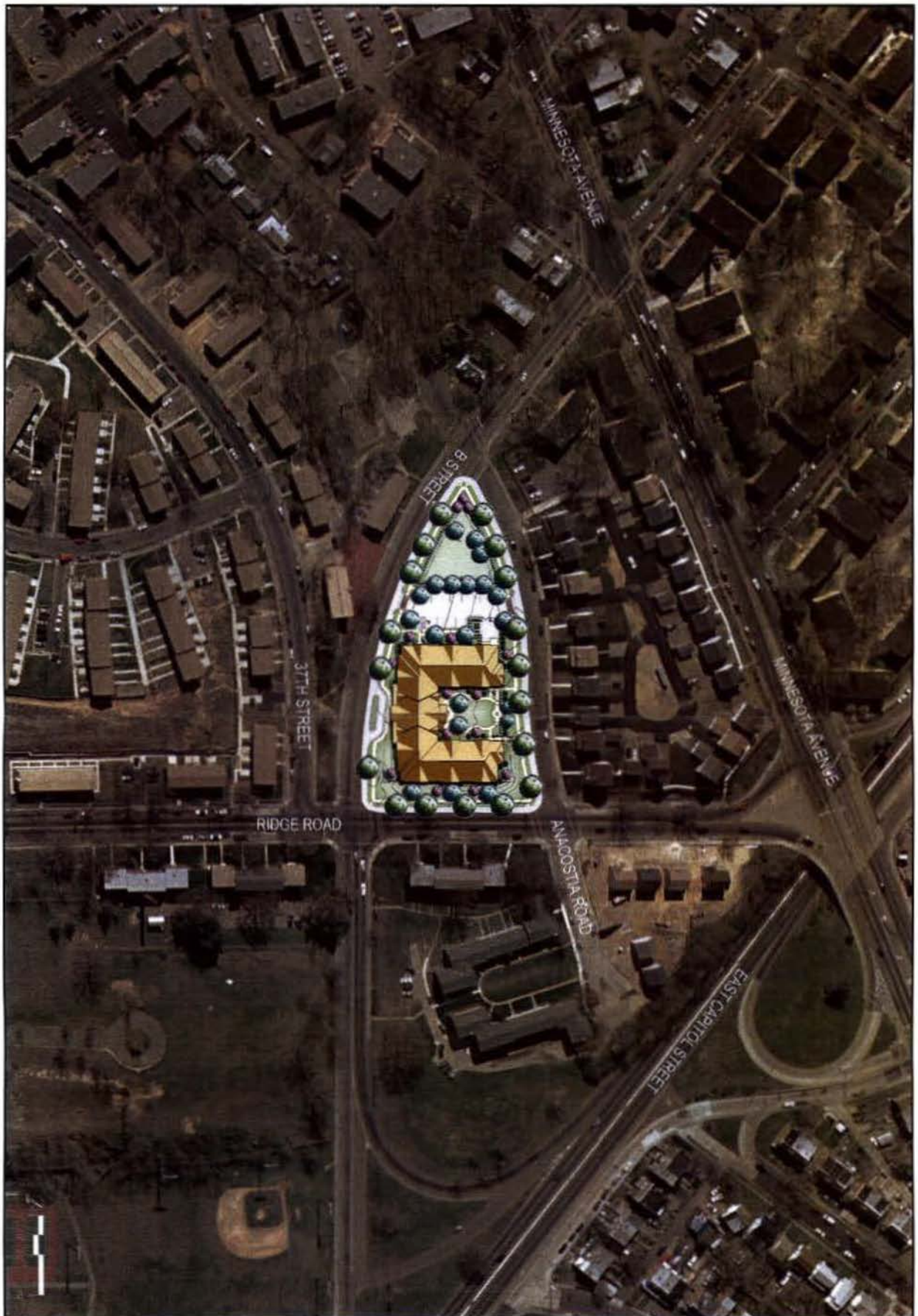
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GENERAL NOTES AND LEGEND
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE	DESCRIPTION
12/17/04	PUD SUBMISSION

C.1

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C.2

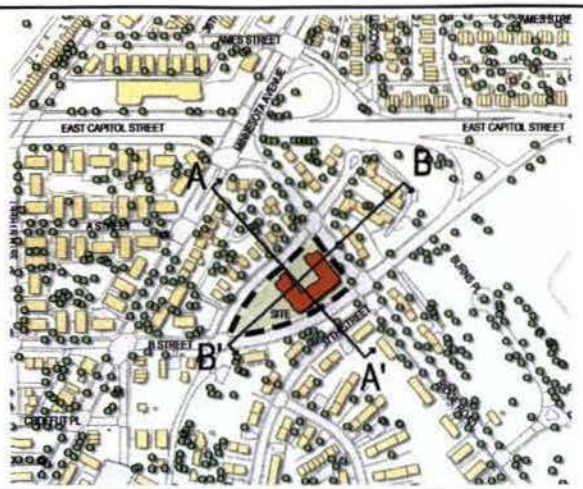
ILLUSTRATIVE AERIAL EXHIBIT
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WASHINGTON, D. C.

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CROSS SECTION B-B'
SECTION ELEVATION
1" = 30'
0' 10' 20' 40'



CROSS SECTION A-A'
SECTION ELEVATION
1" = 30'
0' 10' 20' 40'

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CONTEXTUAL CROSS SECTIONS
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE	DESCRIPTION
12/13/19	PRE SUBMISSION

C.3



TWO STORY SINGLE FAMILY RESIDENTIAL UNITS



VIEW LOOKING ACROSS ANACOSTIA ROAD



INTERSECTION OF ANACOSTIA AND RIDGE ROAD



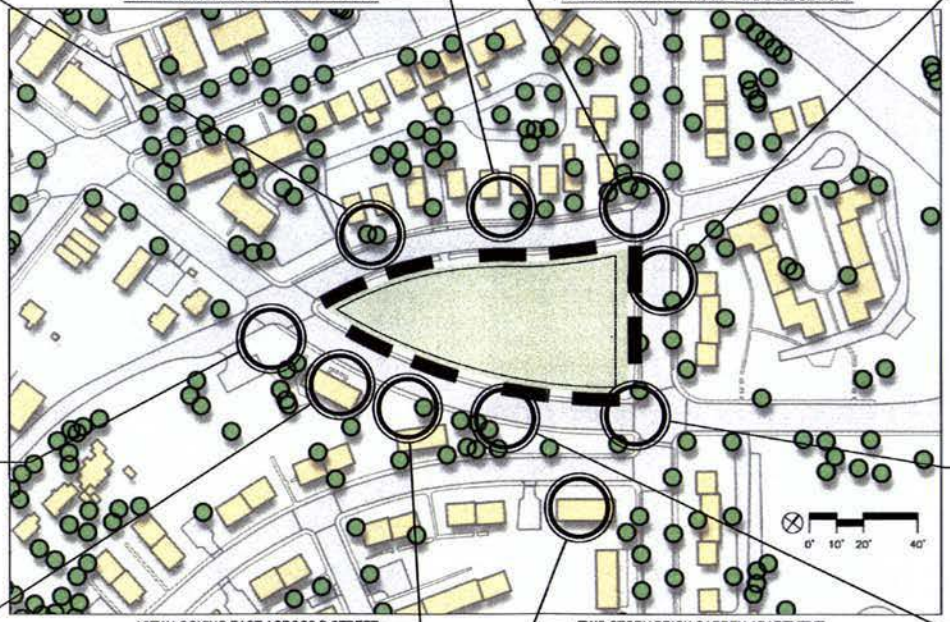
VIEW LOOKING NORTH ACROSS RIDGE ROAD



INTERSECTION OF B STREET AND ANACOSTIA ROAD



INTERSECTION OF RIDGE ROAD AND B STREET



TWO STORY BRICK GARDEN APARTMENT



VIEW LOOKING EAST ACROSS B STREET



TWO STORY BRICK GARDEN APARTMENT



VIEW LOOKING EAST ACROSS B STREET



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NEIGHBORHOOD IMAGE BOARD
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE DESCRIPTION

C.4

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The undersigned certify that they are the owners in fee simple of the property to be subdivided and are in peaceful occupation thereof; that there are no pending suits or actions that affect title to the property; that parties to any deeds of trust have hereon indicated their assent; and that there are no interests or claims affecting title to the property other than such deeds of trust. The undersigned hereby divides Lots 21 through 25 (Book 129 Page 30) into one lot in Square 5409 and requests that this subdivision be recorded in the Office of the Surveyor of the District of Columbia.

WITNESSES

OWNERS:
DISTRICT OF COLUMBIA HOUSING AUTHORITY

Subscribed and sworn before me this _____ day of _____ 2004

Notary Public My Commission Expires

Subscribed and sworn before me this _____ day of _____ 2004

Notary Public My Commission Expires

NUMBER OF TRUSTS: _____

ASSENT BY TRUSTEES:

SURVEYOR'S OFFICE, D.C.

Made for: _____

Drawn by: _____ Checked by: _____

Record and computations by: _____

Recorded at: _____

Recorded in Book _____ Page _____

Scale: 1 inch = 30 feet

OFFICE OF TAX AND REVENUE

_____, 2004

I certify that the following statements relating to the subdivision are correct.

1. Ownership agrees with our records: _____
2. Real estate taxes are paid to: _____
3. There are no unpaid assessments: _____

_____
Chief Assessor, Assessment Division

I acknowledge for the owner that this is not a tax certificate as intended by D.C. Code Section 47-405.

_____

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

_____, 2004

I certify that this subdivision complies with all applicable provisions of DCMR11, Zoning Regulation of the District of Columbia.

Zoning District: _____

_____
Zoning Administrator

_____, 2004

_____
HISTORIC PRESERVATION

OFFICE OF THE SURVEYOR

_____, 2004

I certify that this plat is correct and is hereby recorded.

_____
Surveyor, D.C.

SUBDIVISION
SQUARE 5409



0' 15' 30' 60'

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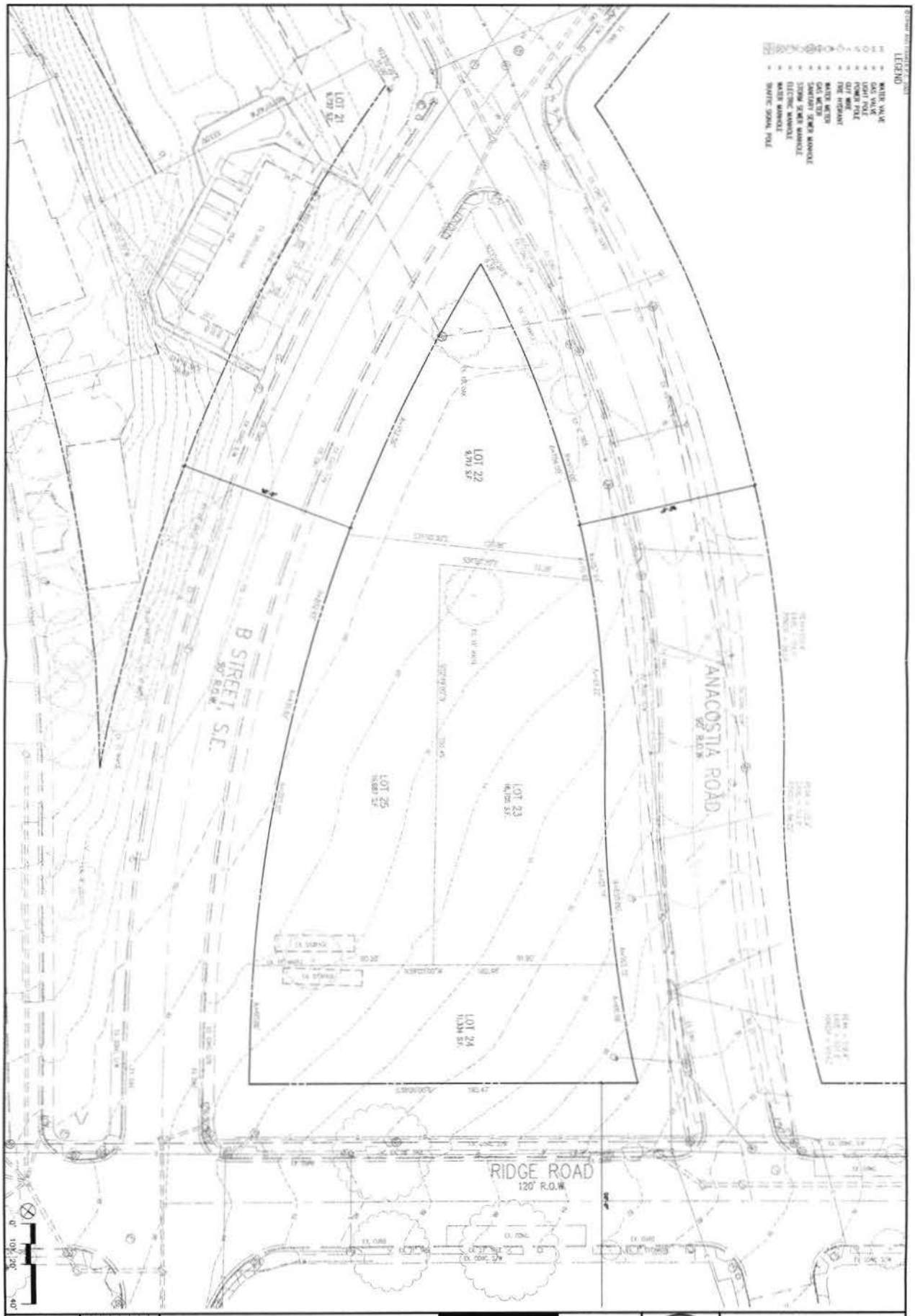
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PRELIMINARY SUBDIVISION PLAT
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

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C.6

EXISTING CONDITIONS PLAN
EASTGATE SENIOR RESIDENCES
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SITE ILLUSTRATIVE PLAN
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE DESCRIPTION

C.7

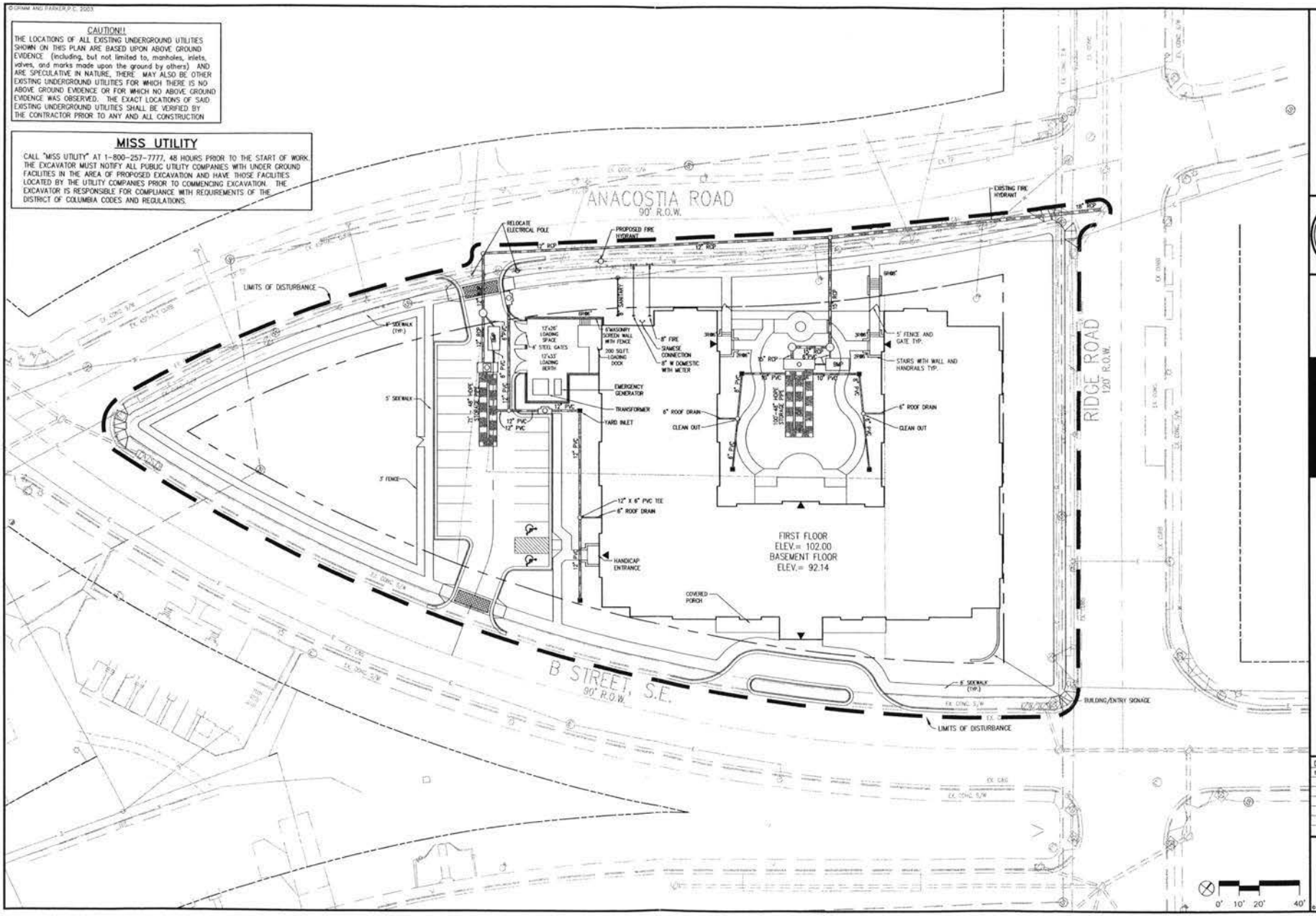
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CAUTION!!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION

MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF THE DISTRICT OF COLUMBIA CODES AND REGULATIONS.



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DISTRICT OF COLUMBIA
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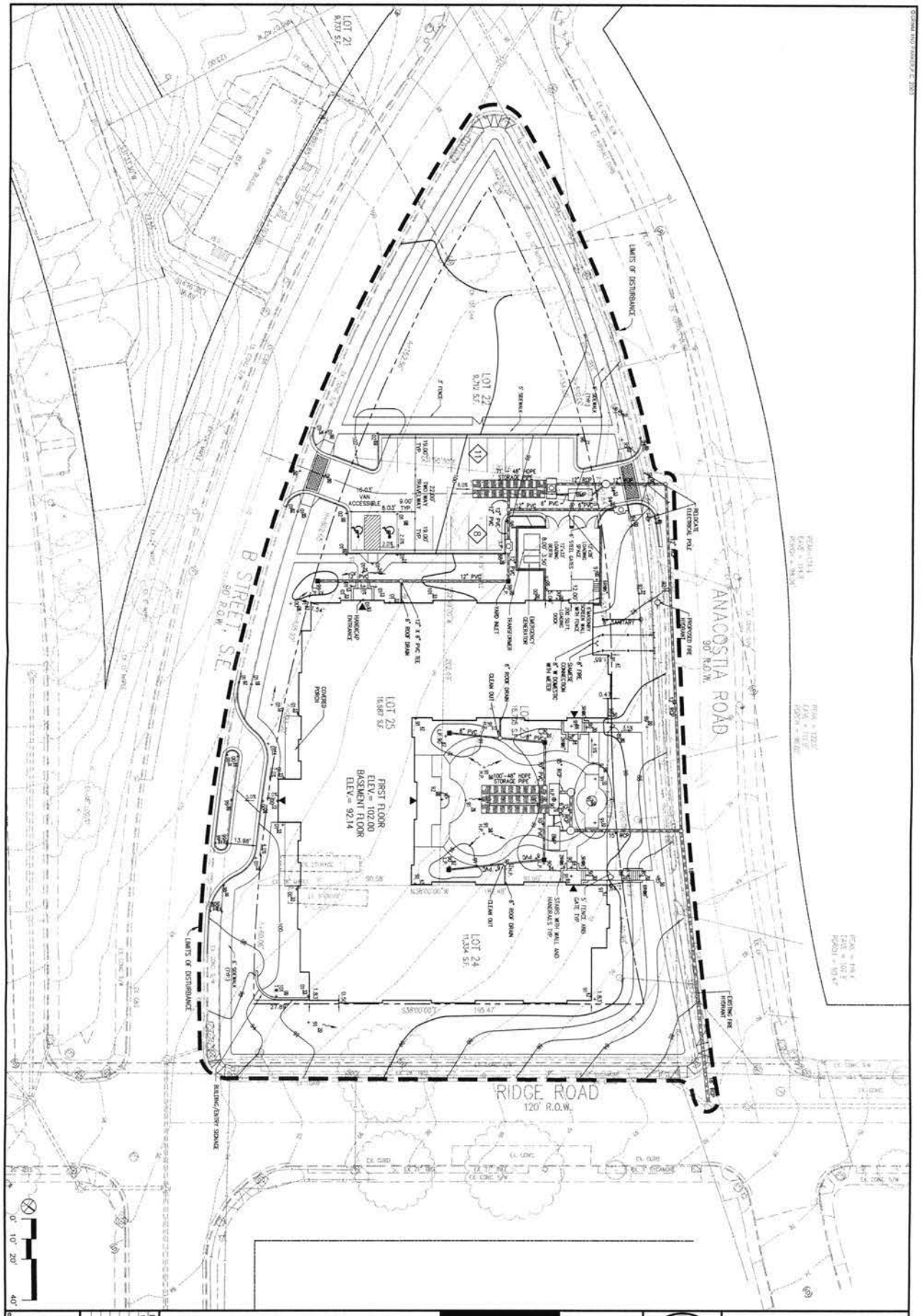
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UTILITY PLAN
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WASHINGTON, D. C.

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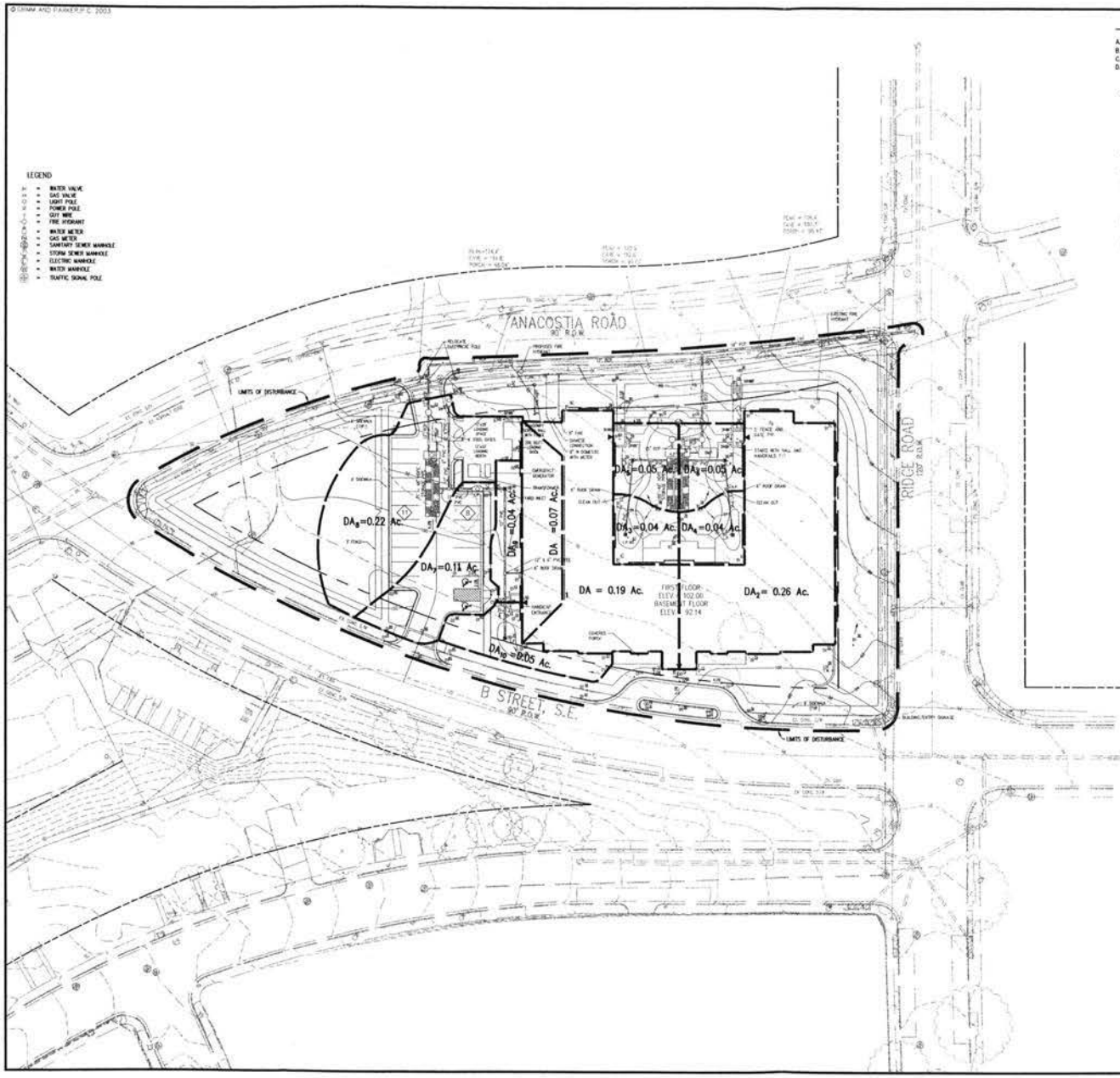
C.9

GRADING PLAN
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

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ESTIMATED WATER AND SANITARY SEWER USAGE

A. TOTAL HOUSEHOLD POPULATION:	100 PEOPLE		100 PEOPLE TOTAL
B. TOTAL AVERAGE DAILY FLOW:	(100 X 80)		8,000 GAL./DAY
C. PEAK FLOW:	(8,000 GAL. X 6)		48,000 GAL./DAY
D. TOTAL PEAK FLOW 48,000 GAL./DAY= .048 MGD			

STORMWATER COMPUTATIONS

SWM/BMP COMPUTATIONS

1. Compute Water Quality Volume, WQ.

Total Area = 1.25 Ac
Impervious Area = 22,927 SF Building + 7,664 SF Parking Area = 30,591 SF = 0.71 AC

2. Compute Detention Volume

$Q = CiA$ (t_c = 5 min)

2.1 2-Yr Runoff Before Development

C = 0.35
i_2 = 5.28 in/hr
A= 1.25 Ac
Q_2 = 2.31 cfs

2.2 15-Yr Runoff After Development

C = 0.85
i_{15} = 7.56 in/hr
A = 1.25 Ac
Q_{15} = 8.03 cfs

2.3 Detention Volume Required

$V_d = 300*(Q_{15} - Q_2)*A$
A= 1.25 Ac
V_d = 2145 CF

2.4 Compute WQ.

WQ_v = 0.5" over impervious vehicle contact area
0.3" over roof areas
= 0.5"*(1/12 in/ft)*(0.18 Ac)*(43,560 SF/Ac) = 327 CF
= 0.3"*(1/12 in/ft)*(0.53 Ac)*(43,560 SF/Ac) = 577 CF
= 904 CF

2.5 Storage Volume

V_s = Greater of WQ or V_d
V_s = 2145 CF

3. Storage System Design

Using 48" HDPE pipe (12.56 CF/LF)
L=2145 CF/ 12.56 SF= 170.78 LF
Use 171 LF Storage Pipe

4. Filter System Design

4.1 Outflow Required

Q_o = 0.4 cfs/impervious acre = 0.4 cfs/Ac*0.68 Ac = 0.27 cfs

4.2 Time To Drain

$T_d = WQ_v / (Q_o*3600)$ hr (40 hr maximum)
= 2145 CF/(0.27*3600) = 2.21 hr
Using $Q = Q_o/2$ T_d = 4.42 hr < 40 hr, therefore OK

5. Number of Filters Needed

N = Q_o*449/15 = 0.27*449/15 = 8.1 filters
Use 9 filters

These filters will be distributed to provide the maximum treatment based on the required volume to each system. The 7664 SF parking lot will get 3 filters and the building 6 filters, which is in accordance to the 1:2 treatment requirement computed above.

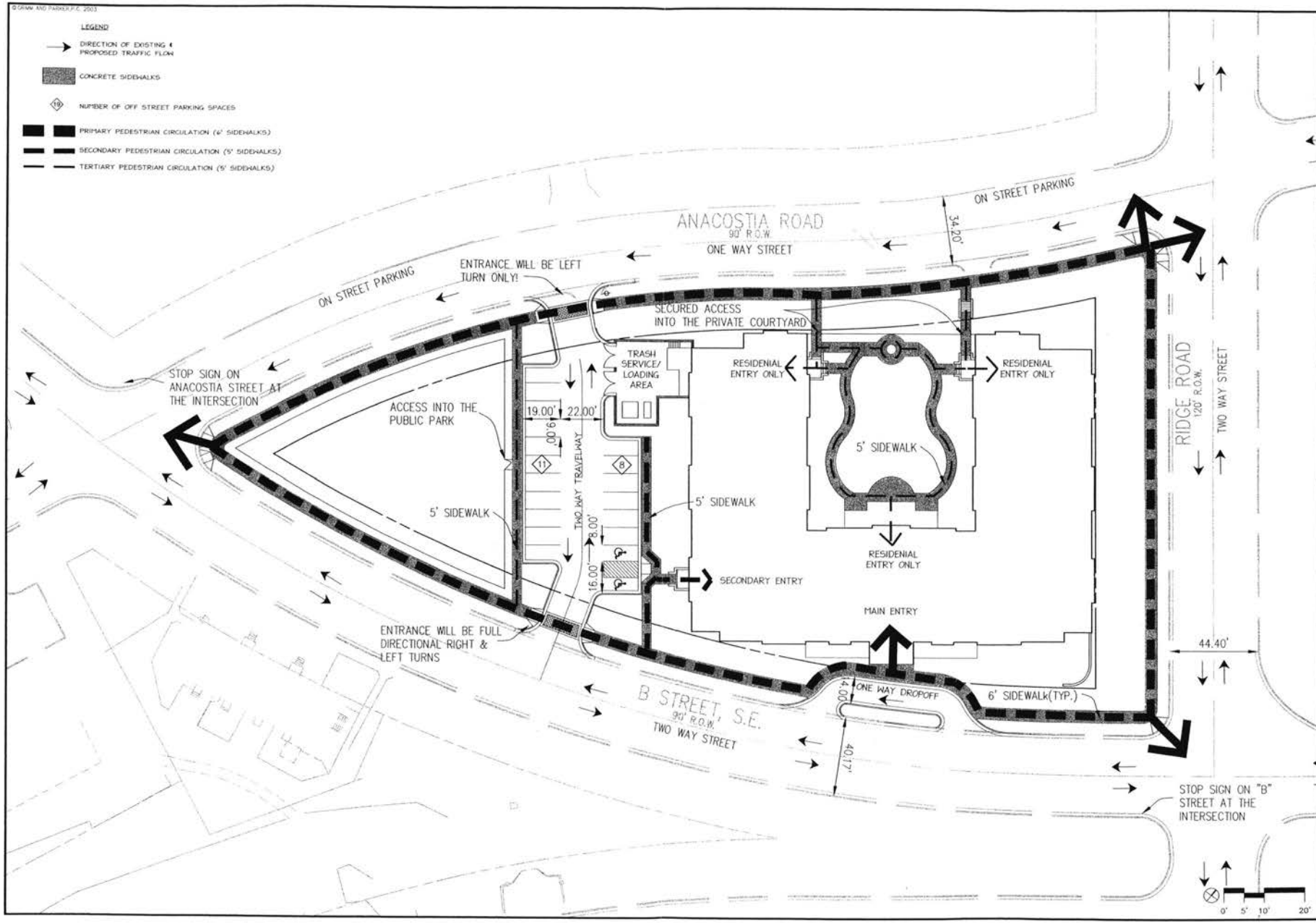
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DRAINAGE & SWM CONCEPT PLAN
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE	DESCRIPTION
12/1/04	PUB SUBMISSION

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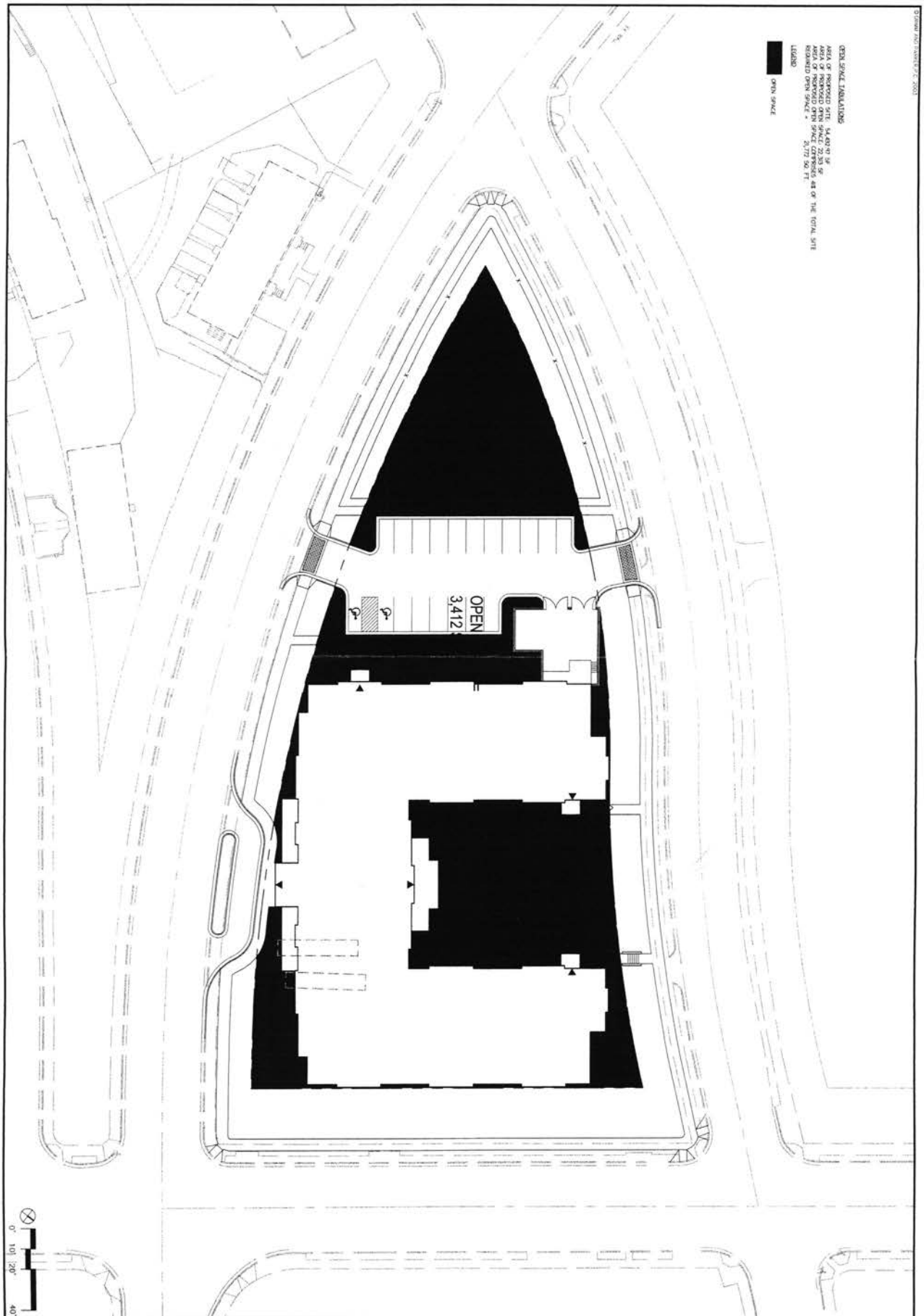
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CIRCULATION PLAN
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE	DESCRIPTION
12/11/04	PUD SUBMISSION

C.11



C.12

OPEN SPACE PLAN
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

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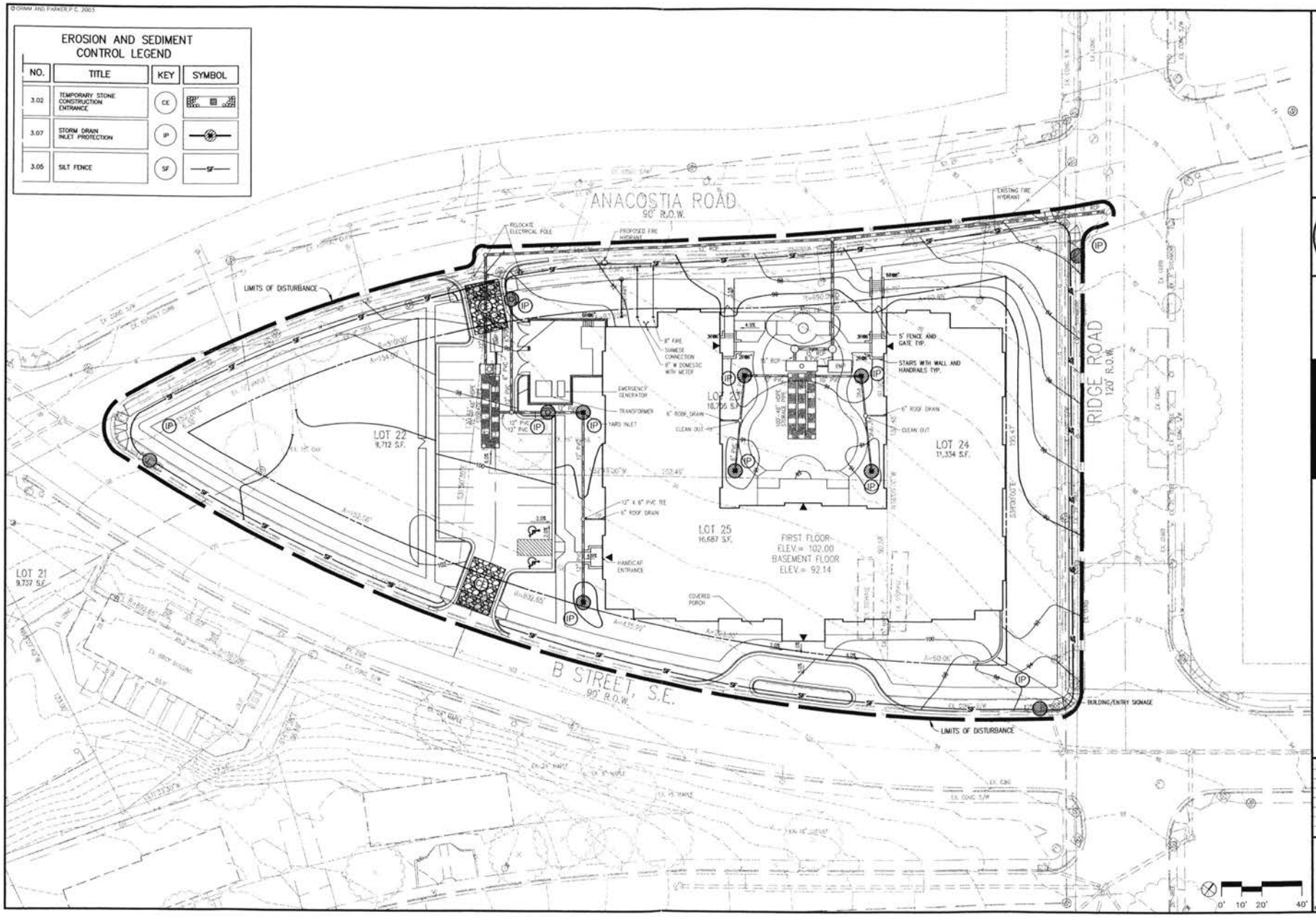
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EROSION AND SEDIMENT CONTROL LEGEND

NO.	TITLE	KEY	SYMBOL
3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
3.07	STORM DRAIN INLET PROTECTION	IP	
3.05	SILT FENCE	SF	SF



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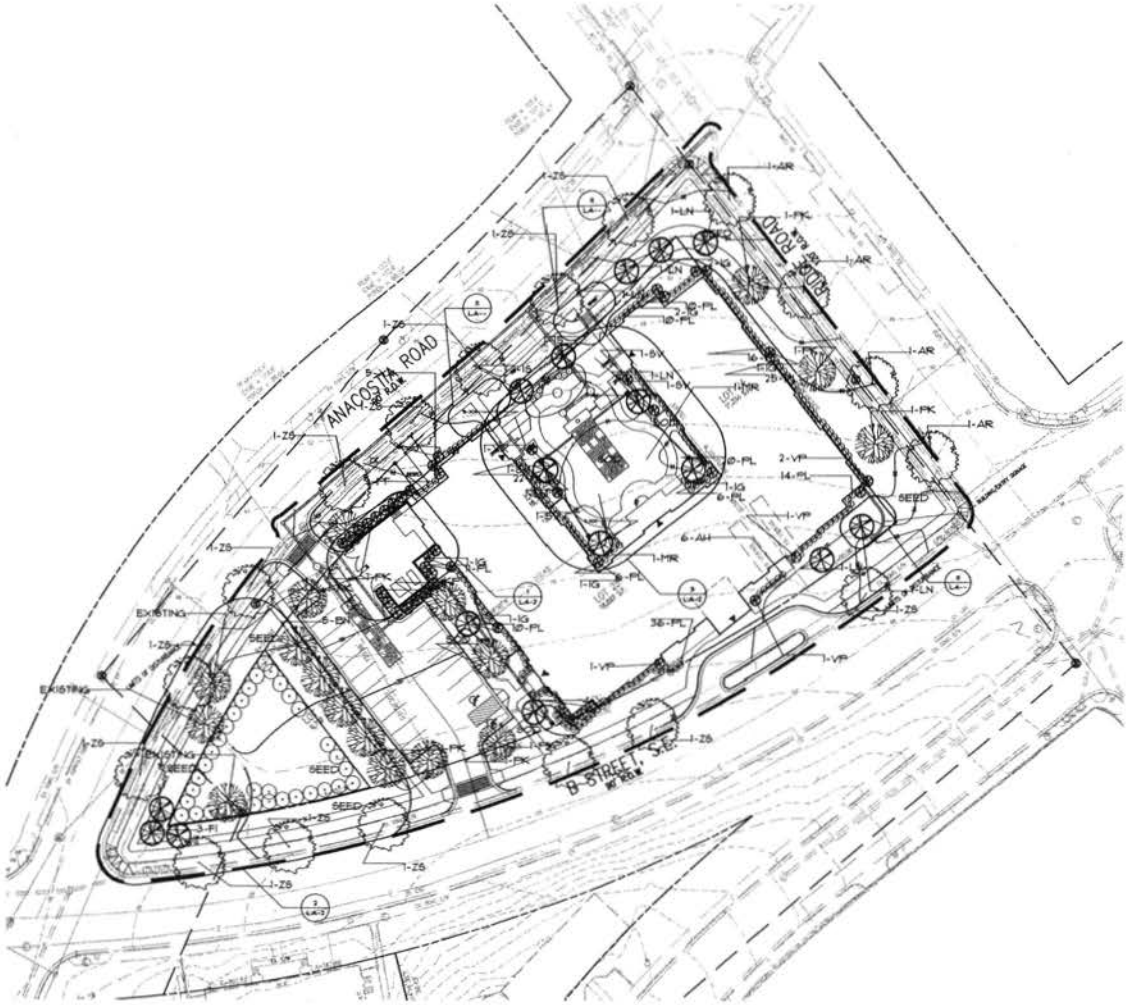
EROSION AND SEDIMENT CONTROL
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE	DESCRIPTION
12/1/04	PUD SUBMISSION

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LANDSCAPE GENERAL NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANT MATERIAL SHOWN ON THE PLAN AND IN THE PLANT LIST, AND SHALL PROVIDE AND PLANT ALL MATERIAL IN ACCORDANCE WITH THE PLAN.
2. THIS PLAN IS FOR THE APPROXIMATE LOCATION OF PLANT MATERIAL ONLY. THE ACTUAL LOCATIONS AND SIZES OF GREEN SPACE AREAS AND PEDESTRIAN WALKS ARE TO BE FIELD VERIFIED.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD BEFORE PROCEEDING WITH THE INSTALLATION OF ANY PLANTING. IF CONDITIONS ARISE IN THE FIELD WHICH NECESSITATE THE SHIFTING OF A PLANT LOCATION MORE THAN 5 FEET, THEN THE LANDSCAPE ARCHITECT IS TO BE CONSULTED. IT WILL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO CONTACT ALL PERTINENT UTILITY COMPANIES.
4. ANY CHANGE IN THE TYPE, SIZE OR QUANTITY OF PLANT MATERIAL BY THE LANDSCAPE CONTRACTOR MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL PLANT MATERIALS MUST BE NURSERY GROWN AND IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL SHADE TREES SHALL HAVE A CLEAR TRUNK OF AT LEAST 5 FEET ABOVE FINISHED GRADE.
7. ALL PLANTING ISLANDS ARE TO HAVE A MINIMUM 12" DEPTH OF CLEAN TOPSOIL FOR THE ENTIRE AREA, AND MUST BE FREE OF PETROLEUM OR OTHER CHEMICAL SUBSTANCES, BLUE STONE, AND DEBRIS OVER 1-1/2" DIAMETER.
8. ALL MULCHING IS TO BE 4" DEEP, SHREDDED HARDWOOD UNLESS OTHERWISE INDICATED IN THE PLANS AND/OR SPECIFICATIONS.
9. ALL PLANTINGS OCCURRING BETWEEN PAVEMENT EDGES ARE TO BE PLANTED INTO PREPARED PLANTING BEDS. THE ENTIRE AREA SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8". ALL UNSUITABLE DEBRIS AND MATERIAL GREATER THAN 1-1/2" SHALL BE REMOVED FROM THE SITE. A 3" LAYER OF ORGANIC MATERIAL SHALL BE THOROUGHLY CULTIVATED INTO A BED AREA. THE SHRUBS WILL BE SET IN THE BED SLIGHTLY HIGHER THAN THEIR ORIGINAL GRADE. THE ENTIRE BED IS TO RECEIVE 4" OF MULCH.
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER MARKING OF ALL PLANTS WITH IDENTIFYING LABELS LISTING GENUS, SPECIES, VARIETY, AND CULTIVARS.
11. CONTRACTOR SHALL WATER NEWLY INSTALLED PLANT STOCK EVERY OTHER DAY FOR SIX (6) WEEKS TO INSURE SURVIVABILITY OF TRANSPLANTED PLANT MATERIAL. THERE WILL BE NO RELIEF FROM THIS REQUIREMENT.
12. CONTRACTOR SHALL TAKE PRECAUTION NOT TO INSTALL PLANT MATERIAL SUCH AS TREES AND/OR SHRUBS IN FRONT OF ANY MECHANICAL INTAKE LOUVERS ALONG THE FACADE OF THE BUILDING (REFER TO ELEVATIONS).
13. CONTRACTOR SHALL REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL TOPOGRAPHIC CONDITIONS, INCLUDING BUT NOT LIMITED TO, SPOT ELEVATIONS, RETAINING WALL LOCATIONS, UTILITIES, SITE DRAINAGE, ETC.
14. CONTRACTOR SHALL PROVIDE A UNIT COST PER LINER FOOT FOR INSTALLATION OF METAL LANDSCAPE EDGING. LANDSCAPE EDGING TO BE INSTALLED UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
15. CONTRACTOR SHALL MULCH PLANTS, TRENCHES, AND PLANTING BEDS AS PER DRAWING SPECS.
16. CONTRACTOR SHALL REFER TO LANDSCAPE PLAN LA-X FOR EXTENT OF SEEDING AND SODDING.
17. CONTRACTOR SHALL STOCK PILE TOP SOIL COLLECTED DURING SOIL GRADING FOR FUTURE USE WITH TURF GRASS SEEDING.

LEGEND:

- SYMBOL FOR PLANT MATERIAL SPECIES / PLANT QUANTITY
- SHRUB
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- DETAIL REFERENCE
- PROPOSED SHADE TREE
- EXISTING TREE TO BE REMOVED SUBJECT TO GRADING IMPACTS AND OR SUBJECT TO CONSTRUCTION IMPCTS
- IL BOLLARD
- POLE LIGHT
- AD. AREA DRAIN
- T.R. TRASH RECEPTACLE

0' 15' 30' 60'

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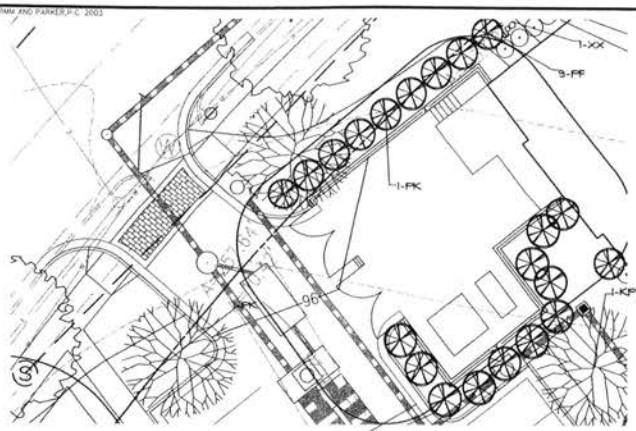
LANDSCAPE CONTEXT SITE PLAN
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE	DESCRIPTION
12/11/04	PUD SUBMISSION

LA-1

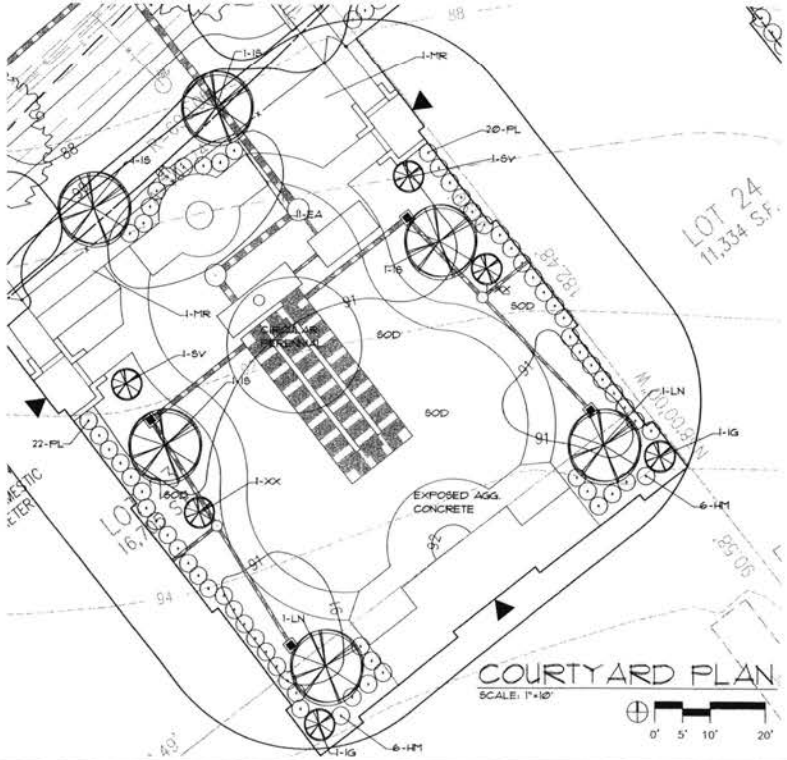
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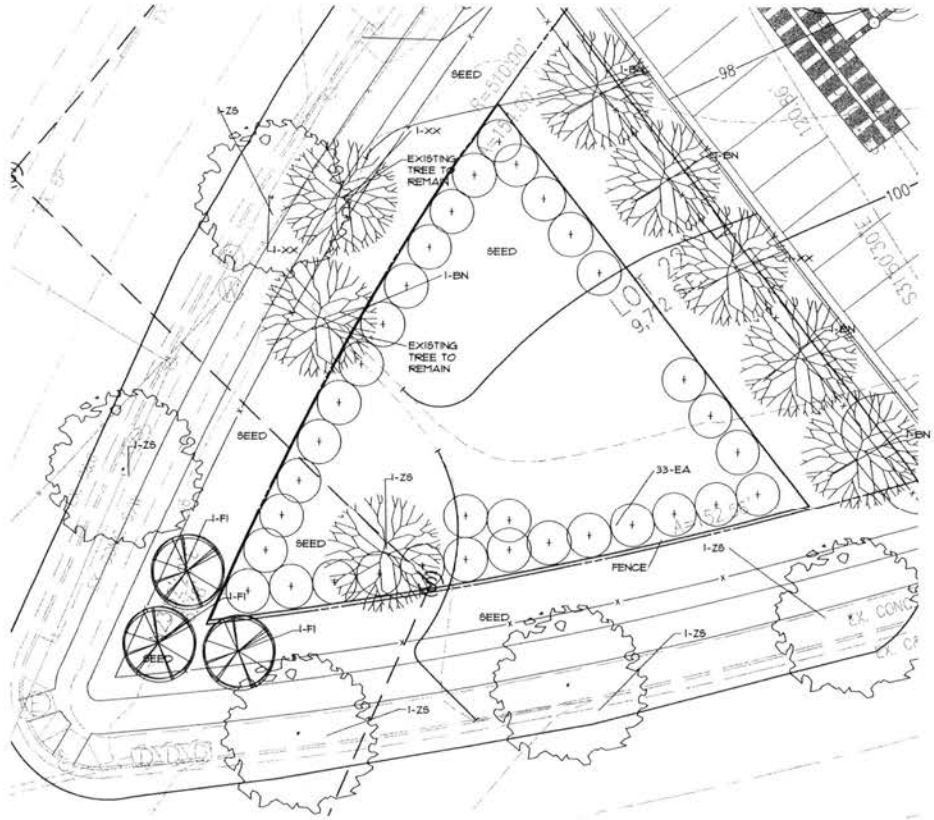
SERVICE AREA PLAN
SCALE: 1"=10'

0' 5' 10' 20'



COURTYARD PLAN
SCALE: 1"=10'

0' 5' 10' 20'



COMMUNITY PARK PLAN
SCALE: 1"=10'

0' 5' 10'

20'

LEGEND:

- SYMBOL FOR PLANT MATERIAL SPECIES (A) / PLANT QUANTITY (5)
- SHRUB
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- DETAIL REFERENCE
- PROPOSED SHADE TREE
- EXISTING TREE TO BE REMOVED SUBJECT TO GRADING IMPACTS AND OR SUBJECT TO CONSTRUCTION IMPCTS
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LANDSCAPE AREA PLANS
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE	DESCRIPTION
12/11/04	PUB SUBMISSION

LA-2

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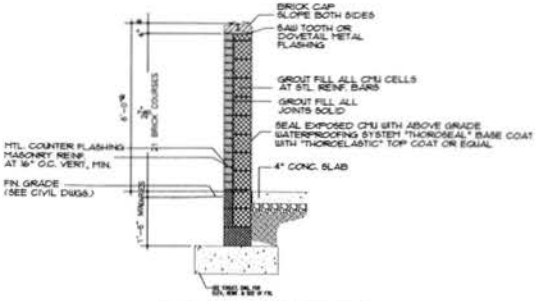
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TYPICAL CONCRETE SIDEWALK EXPANSION JOINT DETAIL

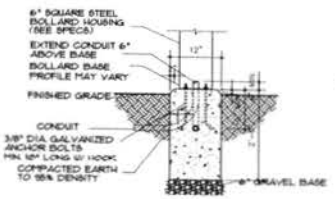
NOT TO SCALE

PLAN



MECH. SCREEN WALL

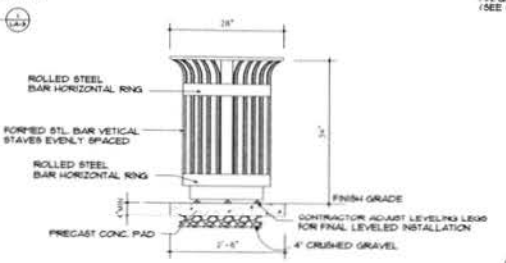
SCALE: 3/4" = 1' - 0"



ILLUMINATED BOLLARD DETAIL

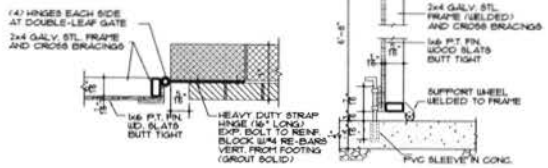
NOT TO SCALE

SEE SPECS. FOR BOLLARD MODEL AND MANUFACTURER REFER TO MANUFACTURER'S RECOMENDED BOLTING PLAN



LITTER RECEPTACLE (STEEL)

SCALE: 3/4" = 1'-0"

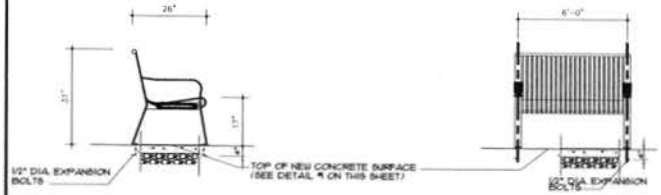


PLAN DETAIL @ GATE HINGE

SCALE: 1 1/2" = 1' - 0"

SECTION THRU GATE AT SERVICE AREA

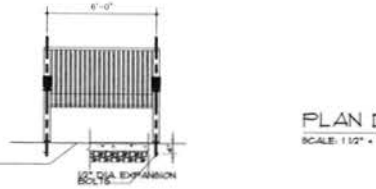
SCALE: 1 1/2" = 1' - 0"



STEEL BENCH DETAIL

NOT TO SCALE

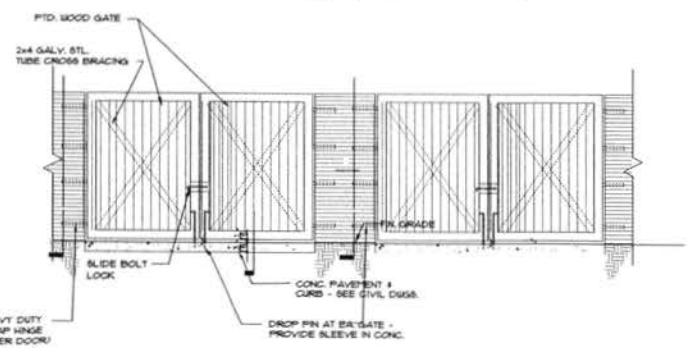
BENCH MANUFACTURED BY VICTOR STANLEY, INC. COMPANY MODEL: # RB-28 RIBBON SERIES STEEL BENCH, COLOR: DARK BRONZE (SEE LANDSCAPE PLAN FOR LOCATION)



STEEL BENCH DETAIL

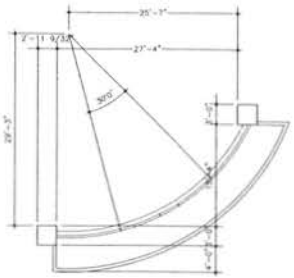
NOT TO SCALE

BENCH MANUFACTURED BY VICTOR STANLEY, INC. COMPANY MODEL: # RB-28 RIBBON SERIES STEEL BENCH, COLOR: DARK BRONZE (SEE LANDSCAPE PLAN FOR LOCATION)



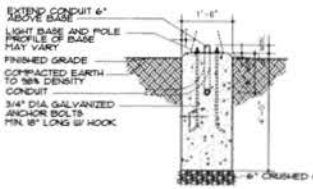
HARDWARE NOTES EA. ENCLOSURE:
PROVIDE VERT. CANE SLIDE BOLTS (1 EA. DOOR)
PROVIDE SUPPORT WHEELS (1 EA. DOOR)
PROVIDE HEAVY DUTY WELDED HINGES SET IN MASONRY (4 EA. DOOR)
PROVIDE ONE LATCH TO HOLD BOTH DOORS

NOTE: PROVIDE SHOP DRWGS. FOR ALL GATES. USE GALV. STEEL (PAINTED) W/ PRESSURE TREATED WOOD (PAINTED)



ENLARGED SCREEN WALL PLAN

SCALE: 1/2"=1'-0"



LIGHT POLE BASE DETAIL

NOT TO SCALE

SEE SPECS. FOR POLE LIGHT MODEL AND MANUFACTURER REFER TO MANUFACTURER'S BOLTING PLAN. ALSO, REFER TO MANUFACTURE'S RECOMMENDATION FOR LIGHT POLE BASE DETAIL AND BOLT LOCATION

ELEV. OF WOOD GATE AT SERVICE AREA

SCALE: 1/2" = 1' - 0"

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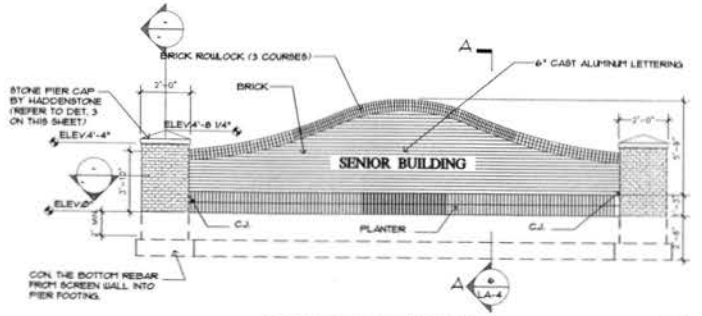
MISCELLANEOUS SITE DETAILS
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE	DESCRIPTION
12/11/06	PER SUBMISSION

LA-3

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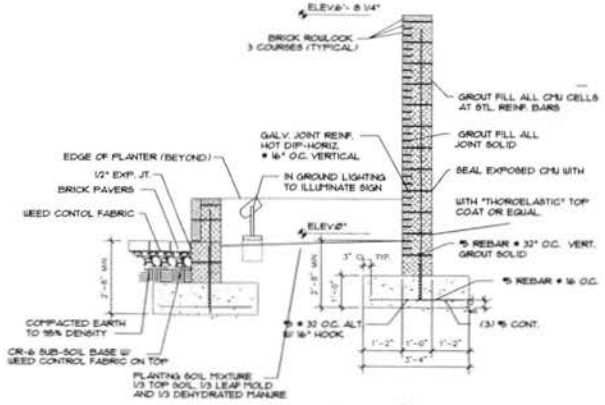
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MASONRY SIGN WALL

SCALE: 1/4"=1'-0"

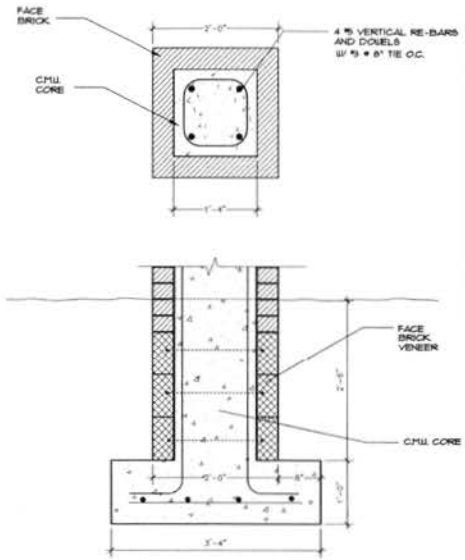
1 LA-4



WALL SECTION A

SCALE: 1/2"=1'-0"

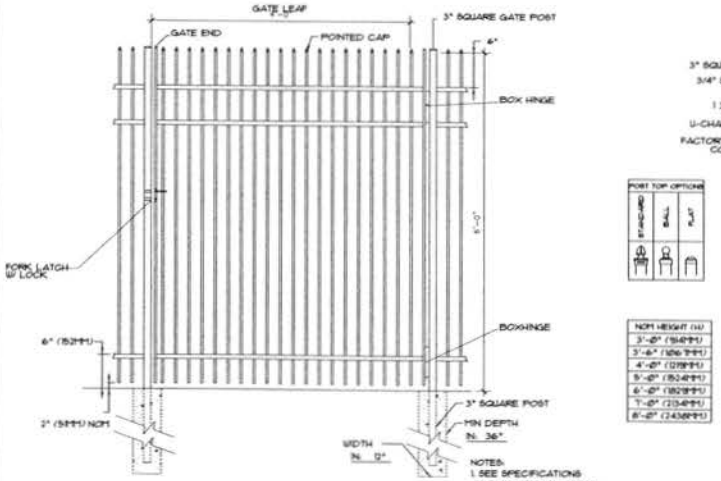
2 LA-4



SECTION OF PIER AND FOOTING

SCALE: 1"=1'-0"

3 LA-2



NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL DETAIL.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE THE MANUFACTURER ONLY.
3. FOOTING WIDTH TO BE A MIN. OF 4x THE POST WIDTH

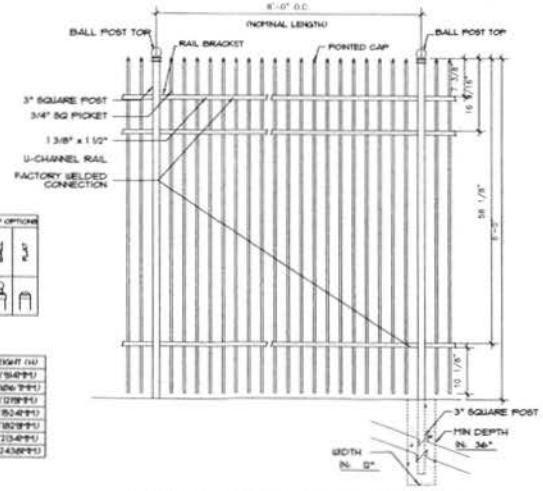
GATE SECTION ELEVATION

SCALE: 1"=1'-0"

4 LA-4

POST TOP OPTIONS: STANDARD, BALL, FLAT

NOM HEIGHT (H)
3'-0" (914MM)
3'-6" (1066.8MM)
4'-0" (1219MM)
5'-0" (1524MM)
6'-0" (1829MM)
7'-0" (2134MM)
8'-0" (2438MM)



NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL DETAIL.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
3. FOOTING WIDTH TO BE A MIN. OF 4x THE POST WIDTH

FENCE SECTION ELEVATION

SCALE: 1"=1'-0"

5 LA-4



STONE PIER CAP ON 24" COLUMN

SCALE: 3"=1'-0"

6 LA-4

NOTES:
STONE PEIR CAP AS MANUFACTURED BY HADDENSTONE LTD. OR APPROVED EQUAL

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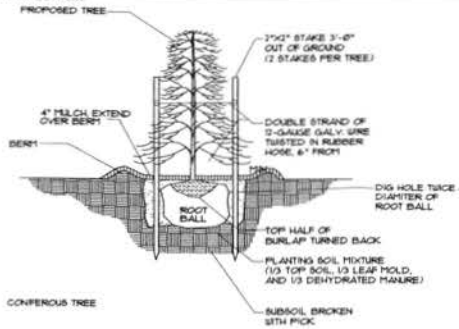
MASONRY WALL AND FENCING DETAILS
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE	DESCRIPTION
12/7/04	PER SUBMISSION

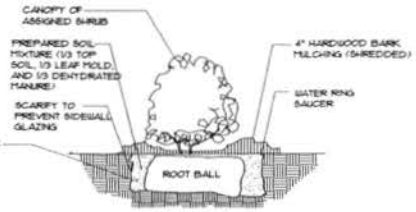
LA-4

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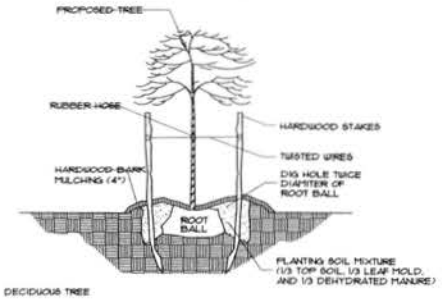
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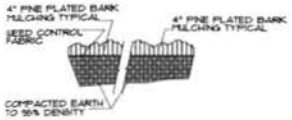
PLANTING & STAKING DETAIL (1)
SCALE: NONE



SHRUB PLANTING DETAIL (2)
SCALE: NONE

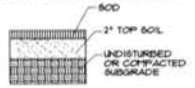


PLANTING & STAKING DETAIL (3)

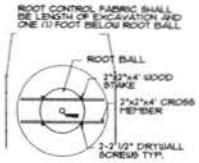


MULCH DETAIL (4)
NOT TO SCALE

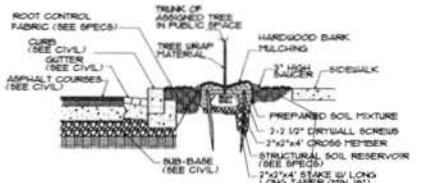
NOTE:
MULCHED AREA SHALL BE CONTAINED WITH LANDSCAPE EDGING. SEE LANDSCAPE PLAN FOR EXTENT OF MULCHED AREA.



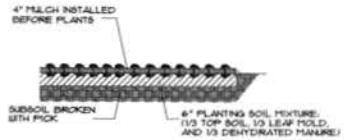
SOD DETAIL (5)
NOT TO SCALE



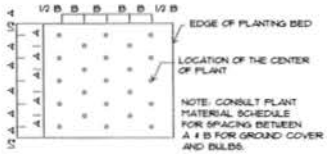
PLAN OF PLANTING IN PUBLIC SPACE (6)
SCALE: NONE



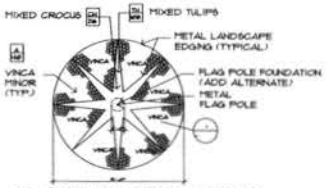
TREE STAKING DET. IN PUBLIC SPACE (7)
SCALE: NONE
(ALSO SEE DET. # 16 ON THIS SHEET FOR PLAN)



GROUNDCOVER PLANTING DET. (8)
NOT TO SCALE

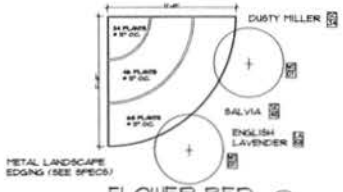


GROUNDCOVER PLANTING PLAN (9)
NOT TO SCALE



PLANTING BED DETAIL (10)
SCALE: 1/4" =1'-0"

NOTE:
BULBS SHALL BE PLACED ACCORDING TO SPECIES IN THE PLANT MATERIAL SCHEDULE. ALSO REFER TO PLANT MATERIAL SCHEDULE FOR COLORS.



FLOWER BED (11)
NOT TO SCALE

NOTE:
SEE LANDSCAPE PLAN FOR LOCATION OF CORNER PERENNIAL FLOWER BED. ALSO, CONTRACTOR SHALL VERIFY NUMBER OF PLANTS REQUIRED BASED ON SPACING AS SHOWN.

SITE PREPARATION

1. REMOVE TREES, SHRUBS, GRASS, AND OTHER VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS, AS REQUIRED, TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVE SIMILAR ITEMS ELSEWHERE ON SITE OR PREMISES AS SPECIFICALLY REMOVE SIMILAR ITEMS ELSEWHERE ON SITE OR PREMISES AS SPECIFICALLY INDICATED. REMOVAL INCLUDES DIGGING OUT AND OFF-SITE DISPOSAL OF ALL DEMOLITION DEBRIS.
2. CONDUCT SITE-CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
3. PROVIDE PROTECTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED TO REMAIN IN PLACE.
4. CONTRACTOR SHALL INSTALL WARNING DEVICES, I.E. WARNING TAPE, TEMPORARY SIGNAGE, ETC. TO NOTIFY THE GENERAL PUBLIC OF CONSTRUCTION ACTIVITIES.
5. BURNING ON OWNER'S PROPERTY: BURNING IS NOT PERMITTED ON OWNER'S PROPERTY.
6. REMOVE ALL WASTE MATERIALS FROM OWNER'S PROPERTY.

EARTHWORK

1. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.
2. EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS Ø1.0 FOOT. EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
3. EXCAVATIONS FOR FOOTINGS AND FOUNDATIONS: DO NOT DISTURB BOTTOM OF EXCAVATION. EXCAVATE BY HAND TO FINAL FINAL GRADE JUST BEFORE PLACING CONCRETE REINFORCEMENT.
4. EXCAVATE SURFACES UNDER WALKS AND PAVEMENTS TO INDICATED CROSS SECTIONS, ELEVATIONS, AND GRADES.
5. EXCAVATE TRENCHES TO UNIFORM WIDTHS TO PROVIDE A WORKING CLEARANCE ON EACH SIDE OF PIPE OR CONDUIT. EXCAVATE TRENCH WALLS VERTICALLY FROM TRENCH BOTTOM TO 12 INCHES HIGHER THAN TOP OF PIPE OR CONDUIT, UNLESS OTHERWISE INDICATED.
6. PLACE AND COMPACT BEDDING COURSE UNDER PVC PIPE, ON ROCK AND TO FILL UNAUTHORIZED EXCAVATIONS. SHAPE BEDDING COURSE TO PROVIDE CONTINUOUS SUPPORT FOR BELLS, JOINTS, AND BARRELS OF PIPES AND FOR JOINTS, FITTINGS, AND BODIES OF CONDUITS.
7. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
8. UNDER PAVEMENTS AND WALKS, PLACE BASE COURSE MATERIAL ON PREPARED SUBGRADE.
9. REPAIR AND RE-ESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.

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LANDSCAPE PLANTING DETAILS
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE	DESCRIPTION
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SHADE, EVERGREEN, AND ORNAMENTAL TREE PLANT SCHEDULE - #1

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
AP	-	ACER PALMATUM 'ATROPURPUREUM'	RED JAPANESE MAPLE	-	-	B&B	MULTI-STEM SPECIMEN
AS	-	ACER SACCHARUM	SUGAR MAPLE	-	-	B&B	SPACE AS SHOWN
MF	-	MALUS FLORIBUNDA	JAP. CRABAPPLE	15-2"	-	B&B	SPACE AS SHOWN
BSP	-	BETULA PLATYPHYLLA JAP. 'WHITESPIRE'	WHITESPIRE BIRCH	-	12-14'	B&B	MULTI-STEM SPECIMEN/WHITE BARK
BN	-	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	-	-	B&B	MULTI-STEM SPECIMEN
PC	-	PRUNUS CERASIFERA 'THUNDERCLOUD'	PURPLE LEAF PLUM	15-2"	-	B&B	SPACE AS SHOWN ON PLAN
LN	-	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE	-	-	B&B	MULTI-TRUNK SPECIMEN
QP	-	QUERCUS PALUSTRIS	PIN OAK	15-2"	12-14'	B&B	SPACE AS SHOWN
AM	-	ACER PLATANOIDES 'PARKWAY'	PARKWAY MAPLE	-	10-12'	B&B	SPACE AS SHOWN
IS	-	ILEX 'NELLIE R. STEVENS'	STEVENS HOLLY	-	-	B&B	SPACE AS SHOWN
GT	-	GLEDITSIA TRIACANTHOS 'INERMIS'	HONEY LOCUST	15-2"	-	B&B	THORNLESS/"SHADE MASTER"
IS	-	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	-	-	B&B	SPACE AS SHOWN
KP	-	KOELREUTERIA BIPINNATA	GOLDENRAINTREE	15-2"	-	B&B	BOUGAINVILLEA - PINK SEED CAPSULES
MG	-	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	-	-	B&B	SPACE AS SHOWN
MS	-	MAGNOLIA STELLATA	STAR MAGNOLIA	-	6 TO 7'	B&B	MULTI-TRUNK SPECIMEN
MR	-	MAGNOLIA SOULANGIANA 'RUBRA'	SAUCER MAGNOLIA	-	8 TO 10'	B&B	MULTI-TRUNK SPECIMEN
PP	-	PICEA PUNGENS VAR GLAUCA	COLORADO BLUE SPRUCE	-	-	B&B	SPACE AS SHOWN
PB	-	PINUS BUNGEANA	LACEBARK PINE	-	-	B&B	SPACE AS SHOWN
CL	-	x CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	-	12-14'	B&B	SPACE AS SHOWN
PN	-	PINUS NIGRA	AUSTRIAN PINE	-	-	B&B	SPACE AS SHOWN
PT	-	PINUS THUNBERGIANA	JAPAN. BLACK PINE	-	-	B&B	SPACE AS SHOWN/BONSAI
PK	-	PRUNUS SERRULATA 'KWANSAN'	FLOWERING CHERRY	15-2"	-	B&B	SPACE AS SHOWN/DOUBLE PINK FLOWERS
PS	-	PRUNUS SUBHIRTELLA 'PENDULA'	WEEPING CHERRY	-	-	B&B	SPACE AS SHOWN
AR	-	ACER RUBRUM 'SUNSET'	RED SUNSET MAPLE	-	12-14'	B&B	SPACE AS SHOWN
TC	-	TILIA CORDATA 'GREENSPIRE'	LITTLELEAF LINDEN	-	-	B&B	SPACE AS SHOWN
ZS	-	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	-	10-12'	B&B	SPACE AS SHOWN
MC	-	MALUS SPP. 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	-	6-7'	B&B	SPACE AS SHOWN
UC	-	ULMUS CARPINIFOLIA 'HOMESTEAD'	HOMESTEAD ELM	-	6-7'	B&B	SPACE AS SHOWN

ORNAMENTAL SHRUB PLANT SCHEDULE - #2

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
AG	-	ABELIA GRANDIFLORA	GLOSSY ABELIA	-	-	5 GAL	SPACE 4 FEET APART
AJ	-	AUCUBA JAPONICA 'VARIEGATA'	JAPANESE AUCUBA	-	-	5 GAL	VARIEGATED/FIELD LOCATED BY L.A.
AH	-	AZALEA HYBRIDA	EVERGREEN AZALEA	-	21-24"	B&B	SPACE 2 FT. OC./PINK/WHITE/PURPLE/RED
CP	-	CHAMAECYPARIS PISSFERA 'NANA'	DWARF FALSECYPRESS	-	2' TO 3'	5 GAL	'FILIFERA AUREA'/DWARF GOLD THREAD
AG	-	AZALEA GUMPO WHITE	GUMPO AZALEA	-	-	3 GAL	SPACE 2 FT. APART/WHITE FLOWERS
EK	-	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	EUONYMUS	-	-	B&B	SPACE 4 FEET APART
JS	-	JUNIPERUS SCOPULORUM 'WELCH'	WELCH JUNIPER	-	4-5"	B&B	SPACE AS SHOWN
CO	-	CHAMAECYPARIS OBTUSA 'NANA'	HINOKI FALSE CYPRESS	-	-	3 GAL	DWARF
IR	-	ILEX CORNUTA 'ROTUNDA' NANA	DWARF CHINESE HOLLY	-	2' TO 3'	B&B	SPACE 3 FEET APART
TO	-	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	-	5-6'	B&B	SPACE 3 FT APART
FI	-	FORSYTHIA X INTERMEDIA	BORDER FORSYTHIA	-	3-4'	B&B	SPACE AS SHOWN
HM	-	HYDRANGEA MACROPHYLLA	COMMON HYDRANGEA	-	-	3 GAL	SPACE AS SHOWN
IC	-	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	-	-	3 GAL	SPACE AS SHOWN
PF	-	PHOTINIA FRASERI	FRASER'S PHOTINIA	-	4' TO 5'	B&B	SPACE 5 FEET APART
EA	-	EUONYMUS ALATA	WINGED EUONYMUS	-	3-4'	B&B	SPACE 4 FEET APART
JP	-	JUNIPERUS CHINENSIS 'PFITZERIANA'	PFITZER JUNIPER	-	-	CONT.	SPACE AS SHOWN
JH	-	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	-	4-6"	5 GAL	SPACE 3 FEET APART
VP	-	VIBURNUM PLICATUM 'MARESII'	MARESII VIBURNUM	-	3-3.5'	B&B	SPACE AS SHOWN
MB	-	MAHONIA BEALEI	LEATHERLEAF MAHONIA	-	-	3 GAL	SPACE AS SHOWN
PM	-	PINUS MUGO	MUGO PINE	-	24-30"	B&B	SPACE 3 FEET APART
PC	-	PYRACANTHA COCCINEA	PYRACANTHA	-	-	5 GAL	SPACE AS SHOWN
RC	-	RHODODENDRON CATAWBIENSE	RHODODENDRON	-	30-36"	B&B	SPACE 4 FEET APART/PURPLE FLOWERS
PL	-	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	CHERRY LAUREL	-	24-30"	B&B	SPACE 4 FEET APART
IG	-	ILEX GLABRA	INKBERRY	-	-	B&B	SPACE AS SHOWN
ND	-	NANDINA DOMESTICA 'COMPACTA'	DWARF NANDINA	-	18"-24"	3 GAL	DWARF/PLACE IN CONC. PLANTER
TD	-	TAXUS CUSPIDATA 'DENSIFORMIS'	JAPANESE YEW	-	-	B&B	SPACE AS SHOWN
VP	-	VIBURNUM PLICATUM	JAP. SNOWBALL VIBURNUM	-	7' TO 8'	B&B	FIELD LOCATED BY LANDSCAPE ARCH.
SV	-	SYRINGA VULGARIS	COMMON LILAC	-	3-4'	B&B	SPACE 8 FEET APART OR AS SHOWN

SHADE AND ORNAMENTAL TREE PLANTING SCHEDULE - #3

ITEM	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES/REMARKS
AF	-	ACER GINNALA 'FLAME'	AMUR MAPLE	-	6-8'	B&B	SPACE AS SHOWN/MULTI-STEM
AG	-	ACER GRISEUM	PAPERBARK MAPLE	-	5-6'	B&B	SPACE AS SHOWN
AT	-	ACER TRIFOLIUM	THREE-FLOWER MAPLE	-	-	B&B	SPACE AS SHOWN
AL	-	AMELANCHIER X GRANDIFLORA	DIANA SHADBLOW	-	6-8'	B&B	SPACE AS SHOWN/MUTLI-STEM
CD	-	CALOCEDRUS DECURRENS	INCENSE CXEDAR	-	8-10'	B&B	SPACE AS SHOWN
CB	-	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2"	-	B&B	SPACE AS SHOWN ON PLAN
CJ	-	CERCIDIPHYLLUM JAPONICA	KATSURA TREE	2.3-3"	-	B&B	SPACE AS SHOWN
CC	-	CERCIS CANADENSIS	REDBUD	-	8-10'	B&B	SPACE AS SHOWN
CR	-	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	-	6-7'	B&B	SPACE AS SHOWN
CV	-	CHIONANTHUS VIRGINICUS	AMERICAN FRINGE TREE	-	7-8'	B&B	SPACE AS SHOWN
CL	-	CLADRASTIS LUTEA	YELLOWWOOD	2-2.5"	-	B&B	SPACE AS SHOWN
CO	-	CORNUS OFFICIALIS	JAP. CORNEL DOGWOOD	-	-	B&B	SPACE AS SHOWN
CV	-	CRATAEGUS VIRIDIS 'WINTER KING'	GREEN HAWTHORN	1.75-2"	-	B&B	SPACE AS SHOWN
DI	-	DAVIDIA INVOLUCRATA	DOVE TREE	-	-	B&B	SPACE AS SHOWN
MD	-	MALUS SPECIES 'DONALD WYMAN'	CRAB APPLE	-	-	B&B	SPACE AS SHOWN
ME	-	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	-	8-10'	B&B	SPACE AS SHOWN
NB	-	NYSSA SYLVATICA	BLACK GUM	2-2.5	-	B&B	SPACE AS SHOWN
OV	-	OSTRYA VIRGINIANA	IRONWOOD	-	-	B&B	SPACE AS SHOWN
PA	-	PHELLODENDRON AMURENSE	CHINESE CORK TREE	-	-	B&B	SPACE AS SHOWN
PW	-	PINUS WALLICHIANA	HIMALAYAN PINE	-	-	B&B	SPACE AS SHOWN
PT	-	PTELEA TRIFOLIATA	HOP TREE	-	-	B&B	SPACE AS SHOWN
SD	-	SAPINDUS DRUMMONDII	CHINABERRY	-	-	B&B	SPACE AS SHOWN
SV	-	SCIADOPITYS VERTICILLATA	JAP. UMBRELLA TREE	-	5-6'	B&B	SPACE AS SHOWN
SK	-	STEWARTIA PSEUDOCAMELLIA	STEWARTIA	-	6-7'	B&B	SPACE AS SHOWN
SP	-	SYMPLOCOS PANICULATA	SAPPHIREBERRY	-	-	B&B	SPACE AS SHOWN
SJ	-	STYRAX JAPONICA	JAPANESE SNOWBELL	-	5-6'	B&B	SPACE AS SHOWN
X	X	X	X	-	-	-	-

ORNAMENTAL SHRUB PLANTING SCHEDULE - #4

ITEM	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES/REMARKS
AV	-	ACANTHOPANAX SIEBOLDIANUS 'VARIEGATUS'	5-LEAF ARALIA	-	-	B&B	SPACE
AP	-	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	-	-	B&B	SPACE
AO	-	AMELANCHIER OVALIS 'PUMILA'	SERVICEBERRY	-	-	B&B	SPACE
AB	-	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	-	-	B&B	SPACE
BA	-	BUDDLEIA ALTERNIFOIA	BUTTERFLY BUSH	-	-	B&B	SPACE
CJ	-	CALLICARPA JAPONICA	JAPANESE BEAUTYBERRY	-	-	B&B	SPACE
CI	-	CALLICARPA DICHOTOMA 'ISSAI'	PURPLE BEAUTYBERRY	-	-	B&B	SPACE
CA	-	CALYCANTHUS FLORIDUS 'ATHENS'	CAROLINA ALLSPICE	-	-	B&B	SPACE
CW	-	CAMELLIA OLEIFERA 'WINTER'S ROSE'	TEA-OIL CAMELLIA	-	-	B&B	SPACE
CA	-	CARYOPTERIS CLANDONENSIS	BLUEBEARD	-	-	B&B	'LONGWOOD BLUE' CULTIVAR
CH	-	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	JAPANESE PLUM YEW	-	-	B&B	SPACE AS SHOWN
CE	-	CERCIS CHINENSIS 'AVONDALE'	CHINESE REDBUD	-	-	B&B	SPACE AS SHOWN
CM	-	CORNUS MAS	CORNELIAN CHERRY	-	-	B&B	SPACE AS SHOWN
CS	-	CORNUS SERICEA 'CARDINAL'	RED OSIER DOGWOOD	-	4-5'	B&B	SPACE AS SHOWN
CG	-	CORYLOPSIS SPICATA	SPIKE WINTER HAZEL	-	-	B&B	SPACE
DF	-	DECAISNEA FARGESII	X	-	-	B&B	SPACE AS SHOWN
FG	-	FOTHERGILLA GARDENII	WITCH ALDER	-	-	B&B	SPACE
HV	-	HAMAMELIS VIRGINIANA	WITCH HAZEL	-	-	B&B	SPACE AS SHOWN
HM	-	HEPTACODIUM MICONIOIDES	SEVEN-SON FLOWER	-	-	B&B	SPACE AS SHOWN
EK	-	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'	SPREADING EUONYMUS	-	21-24"	B&B	SPACE 4 FEET APART
KL	-	KALMIA LATIFOLIA	MOUNTAIN LAUREL	-	-	B&B	SPACE AS SHOWN
KJ	-	KERRIA JAPONICA 'PICTA'	JAPANESE KERRIA	-	-	B&B	SPACE
MP	-	MYRICA PENNSYLVANICA	BAYBERRY	-	-	B&B	SPACE
ND	-	NANDINA DOMESTICA 'ALBA'	WHITE-BERRIED NANDINA	-	-	B&B	SPACE AS SHOWN
PN	-	PHILADELPHUS CORONARIUS 'NATCHEZ'	SWEET MOCK-ORANGE	-	-	B&B	SPACE
ST	-	STACHYURUS PRAECOX	EARLY SPIKETAIL	-	-	B&B	SPACE AS SHOWN
VC	-	VIBURNUM CARLESII 'COMPACTUM'	KOREAN SPICE VIBURNUM	-	-	B&B	SPACE
PR	-	PICEA PUNGENS 'RH MONTGOMERY'	MONTGOMERY BLUE SPRUCE	-	18-21"	CONT.	DWARF SHRUB/SPACE 3 FT. APART

LEGEND

B&B = BALLED AND BURLAPED
B.R. = BARE ROOT
GAL. = GALLON
QT. = QUART
SPACE AS SHOWN = REFER TO SCALE OF DRAWING

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PLANT MATERIAL SCHEDULES
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

DATE	DESCRIPTION
12/13/04	PUD SUBMISSION

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ANNUAL AND PERENNIAL PLANT SCHEDULE - #3

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
SC	*	SENECIO CINERARIA	DUSTY MILLER	-	-	1 QT	SEE LANDSCAPE PLAN
SE	*	SALVIA SPLENDENS 'CARABINIERE RED'	SALVIA	-	-	2 QT	SEE LANDSCAPE PLAN
CM	*	CHRYSANTHEMUM X MORIFOLIUM	HARDY CHRYSANTHEMUM	-	-	2 QT.	YELLOW, WHITE, & LAVENDER FLOWERS
TF	*	SEE SPECS	TURF GRASS SEED MIXTURE	-	-	-	SEE SPECS FOR SEED MIXTURE
SO	*	SEE SPECS	SOD MIXTURE	-	-	-	SEE SPECS FOR SOD MIXTURE
LF	*	NATIVE WILDFLOWER MIXTURE	WILDFLOWER	-	-	-	SEE SPECS FOR WILDFLOWER MIXTURE
LA	*	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	ENGLISH LAVENDER	-	-	1 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
HU	*	HOSTA UNDULATA	WAVY-LEAVED HOSTA	-	-	CONT.	SPACE 3 TO 5 FEET APART
HP	*	HOSTA PLANTAGINEA	PLANTAIN-LILY	-	-	CONT.	SPACE AS SHOWN
EP	*	ECHINACEA PURPUREA	PURPLE CONE FLOWER	-	2' TO 3'	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
CV	*	COREOPSIS VERTICILLATA 'MOONBEAM'	COREOPSIS	-	12"	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
SS	*	SEDUM SPECTABILE 'AUTUMN JOY'	STONECROP SEDUM	-	24"	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
AB	*	ARTEMESIA SCHMIDTIANA 'SILVER MOUND'	WORMWOOD	-	6"	1 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
AC	*	ALLIUM CHRISTOPHII	FLOWERING ONION	-	-	CONT.	SPACE AS SHOWN
AF	*	ACHILLEA FILIPENDULINA 'MOONSHINE'	FERNLEAF YARROW	-	-	CONT.	SPACE AS SHOWN
LS	*	LILIUM SP.	GARDEN LILY	-	-	BULB	REDS,ORANGES,YELLOWS, & GOLDS (MIX)
CS	*	CHRYSANTHEMUM X SUPERBUM	SHASTA DAISY	-	12"	1 GAL.	FIELD LOCATED BY LANDSCAPE ARCH.
RF	*	RUDBECKIA FULGIDA 'GOLDSTRUH'	BLACK-EYED SUSAN	-	2' TO 3'	1 GAL	FIELD LOCATED BY LANDSCAPE ARCH.

GROUNDCOVER, ORNAMENTAL GRASS, AND TURFGRASS PLANT SCHEDULE - #6

ITEM	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	CULTIVARS/VARIETIES
HB	*	HEDERA HELIX 'BOLTICA'	ENGLISH IVY	N/A	2" TO 4"	B.R.	SPACE 12" TO 18" APART
JC	*	JUNIPERUS CONFERTA	SHORE JUNIPER	N/A	-	1 GAL	SPACE 4 FEET APART
AR	*	AJUGA REPTANS	AJUGA	-	6' TO 1'	B.R.	SPACE 8" APART
CD	*	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	-	-	CONT.	SPACE 3 FEET APART
FO	*	FESTUCA OVINA GLAUCA	BLUE FESCUE	-	-	CONT.	SPACE 10" TO 12" APART
HS	*	HEMEROCALLIS SPP.	DAYLILY	-	-	CONT.	SPACE 2 FEET APART
OJ	*	OPHIOPOGON JAPONICUS	MONDO GRASS	-	-	CONT.	SPACE 6" APART
PT	*	PACHYSANDRA TERMINALIS	PACHYSANDRA	-	-	B.R.	SPACE 6" APART
MP	*	MISCANTHUS SINENSIS 'PURPURESCENS'	JAPAN SILVER GRASS	N/A	2' TO 3'	2 GAL.	FIELD LOCATED BY LANDSCAPE ARCH
LB	*	LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF	N/A	-	CONT.	SPACE 12"-18" APART
VM	*	VINCA MINOR 'ALBA'	COMMON PERIWINKLE	N/A	4" TO 6"	B.R.	WHITE FLOWERS/SPACE 8-12 INCHES APART
TF	*	TURF GRASS (SEEDING)	TALL/FINE FESCUES	N/A	N/A	SEED	SEE SPECS FOR SEEDING BLEND/MIXTURE
SO	*	TURF GRASS (SOD)	KENTUCKY BLUE GRASS	N/A	3" CUT	SOD	SEE SPECS FOR SODDING MIXTURE
IC	*	IMPERATA CYLINDRICA VAR RUBRA	JAP BLOOD GRASS	-	-	2 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
MS	*	MISCANTHUS SINENSIS 'SILBERFEDER'	JAP SILVER GRASS	-	2' TO 3'	2 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
PA	*	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	-	3' TO 4'	2GAL	FIELD LOCATED BY LANDSCAPE ARCH.
HS	*	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	-	-	2 QT	SPACE AS SHOWN
HE	*	HEMEROCALLIS SP. 'EVERGOLD'	DAYLILIES	-	-	CONT.	FIELD LOCATED BY LANDSCAPE ARCH.
MZ	*	MISCANTHUS SINENSIS 'ZEBRINUS'	ZEBRA GRASS	-	-	3 GAL	FIELD LOCATED BY LANDSCAPE ARCH.
EF	*	EUONYMUS FORTUNEI	WINTERCREEPER	-	-	CONT.	SPACE 2 FT. APART
JH	*	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	-	"	CONT.	SPACE 4 FT. APART
WS	*	WISTERIA SINENSIS	CHINESE WISTERIA	-	-	CONT.	SPACE 15-25 FT. APART
PT	*	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	-	-	B.R.	SPACE 20 FT. APART.
X	*	-	-	-	-	-	-
Y	*	-	-	-	-	-	-
Z	*	-	-	-	-	-	-
AA	*	-	-	-	-	-	-

LEGEND

B+B = BALLED AND BURLAPED
B.R. = BARE ROOT
GAL. = GALLON
QT. = QUART
SPACE AS SHOWN = REFER TO SCALE OF DRAWING

PRUNING STANDARD NOTES:

1. PRUNE AND PROTECT ALL TREES THAT ARE EXISTING TO REMAIN ON SITE. REFER TO SHEET LA-1 FOR LOCATION OF EXISTING TREES SCHEDULED FOR REMOVAL.
2. ALL CUTS SHALL BE MADE SUFFICIENTLY CLOSE TO THE TRUNK OR PARENT LIMB, WITHOUT CUTTING INTO THE BRANCH COLLAR OR LEAVING A PROTRUDING STUB, SO THAT CLOSURE CAN READILY START UNDER NORMAL CONDITIONS. CLEAN CUTS SHALL BE MADE AT ALL TIMES.
3. THE CONTRACTOR SHALL PRECUT BRANCHES TOO HEAVY TO HANDLE TO PREVENT THE BARK FROM SPLITTING OR PEELING. WHERE NECESSARY, AND IN ORDER TO PREVENT TREE OR PROPERTY DAMAGE, BRANCHES SHALL BE LOWERED TO THE GROUND BY PROPER ROPES OR EQUIPMENT.
4. TREATMENT OF CUTS AND WOUNDS, WITH TREE WOUND DRESSING, IS REQUIRED, ESPECIALLY FOR OPEN WOUNDS IN CERTAIN TREES THAT MAY ATTRACT INSECTS CARRYING DISEASE OR ALLOW FUNGUS INVASION. IF SUCH TREATMENT IS MADE, MATERIALS NON-TOXIC TO THE CAMBIUM LAYER MUST BE USED, AND CARE SHALL BE TAKEN TO TREAT ONLY THE EXPOSED WOOD WITH A THIN COAT OF DRESSING.
5. ON TREES KNOWN TO BE DISEASED, TOOLS USED SHALL BE DISINFECTED WITH METHYL ALCOHOL AT 70% (DENATURED WOOD ALCOHOL DILUTED APPROXIMATELY WITH WATER) OR CHLOROX SOLUTION AFTER EACH CUT AND BETWEEN TREES WHERE THERE IS KNOWN TO BE A DANGER OF TRANSMITTING THE DISEASE BY TOOLS.
6. OLD INJURIES SHALL BE INSPECTED. THOSE NOT CLOSING PROPERLY, AND WHERE THE CALLUS GROWTH IS NOT ALREADY COMPLETELY ESTABLISHED, SHOULD BE TRACED WHERE APPROPRIATE. IF DESIRED, FOR COSMETIC PURPOSES, THE WOUND MAY BE TREATED WITH A THIN COAT OF WOUND DRESSING.
7. THE PRESENCE OF ANY STRUCTURAL WEAKNESS, DISEASE CONDITIONS, DECAYED TRUNK OR BRANCHES, SPLIT CROTCHES OR BRANCHES, SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER WITH CORRECTIVE MEASURES RECOMMENDED.
8. PRUNING SHALL CONSIST OF THE REMOVAL OF DEAD, DYING, DISEASED, INTERFERING, OBJECTIONABLE AND WEAK BRANCHES ON THE MAIN TRUNKS, AS WELL AS THOSE WITHIN THE LEAF AREA. AN OCCASIONAL BRANCH UP TO 1 INCH IN DIAMETER MAY REMAIN WITHIN THE MAIN LEAD AREA WHERE IT IS NOT PRACTICAL TO REMOVE IT.
9. PRUNING SHALL REMOVE ALL CLIMBING AND CLINGING VINES ATTACHED TO THE TREE TRUNK AND BRANCHES UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER.
10. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PRUNING UNLESS HE/SHE HAS BEEN GIVEN SPECIFIC DIRECTIVES BY THE LANDSCAPE ARCHITECT AND IN STRICT COMPLIANCE WITH THE PLANS AND SPECIFICATIONS HEREIN. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR HIS PRESENCE BEFORE COMMENCING WITH PRUNING OF THE PARENT LIMB, OR TREE ROOT PRUNING.
11. THE CONTRACTOR SHALL CONSULT AN ARBORIST AND/OR A PROFESSIONAL TREE SURGEON FOR OBSERVATION AND RECOMMENDATION BEFORE COMMENCING TO PRUNE ANY MAJOR TREE ROOTS.

TREE PROTECTON NOTES

1. ORANGE TREE PROTECTION FENCING SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN, SECURED BY 2 x 2 WOOD STAKES, 6' O.C. THE TREE PROTECTION IS TO BE INSTALLED PRIOR TO CLEARING ON IN CONJUNCTION WITH PHASE I EROSION AND SEDIMENT CONTROLS.
2. TREES AND SHRUBS TO BE REMOVED SHALL BE REMOVED IN SUCH A MANNER AS TO AVOID DAMAGE TO THE TREES TO REMAIN.
3. WITHIN THE LIMITS OF THE TREE PROTECTION FENCING, NO VEHICLES OR CONSTRUCTION EQUIPMENT SHALL BE PERMITTED, AND NO MATERIALS SHALL BE DISPOSED OF OR STORED.
4. NO PERSON SHALL ATTACH ANY SIGN, NOTICE, PLACARD, ELECTRICAL WIRE, OR OTHER INJURIOUS DEVICE TO ANY TREE, NOR SHALL, ANY PERSON CAUSE ANY SUBSTANCE HARMFULL TO TREES COME IN CONTACT WITH THEM, OR PREVENT WATER OR OXYGEN FROM REACHING THEIR ROOTS.
5. NO PERSON SHALL COVER THE GROUND WITH ANY CLOSER TO THE TRUNK OF A TREE THAN ITS DRIPLINE, EXCEPT AS SHOWN ON THE APPROVED SITE PLAN.
6.

EROSION CONTROL NOTES:

1. A SEDIMENT AND EROSION CONTROL METHOD(S) SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL BY THE DISTRICT OF COLUMBIA.
2. ALL DEBRIS SHALL BE REMOVED FROM SITE DAILY OR CONTAINED IN AN ON-SITE DUMPSTER.
3. STREETS AND SIDEWALKS SHALL BE SWEPT CLEAN AT ALL TIME DURING EXCAVATION AND CONSTRUCTION.
4. ALL CATCH BASINS AND DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASINS OR DRAINS BECOME CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
6. ANY STOCKPILING, REGARDLESS OF LOCATION SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS.
7. AFTER RAZE DEMOS, THERE IS THE NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCURRING. SUCH AS SEED, SOD, PAVE, BRICKBAT, OR MULCH, ECT.

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PLANT MATERIAL SCHEDULES AND NOTES
EASTGATE SENIOR RESIDENCES
WASHINGTON, D. C.

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12/12/04	PUD SUBMISSION

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